

STAFF REPORT

September 7, 2000

PLAT #00PL085 - Preliminary and Final Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	Gene Hensley for Robbins & Stearns Lumber Company
REQUEST	PLAT #00PL085 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tracts C and D of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 29.57 Acres
LOCATION	West of the intersection of Fifth Street and Minnesota Street
EXISTING ZONING	Low Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall provide sufficient topographic and drainage information to determine the limits for major drainage easement;
2. Prior to Final Plat approval by the City Council, the applicant shall provide a utility easement for the high pressure water main located adjacent to Block 28 of Robbinsdale Addition #10; and,

Urban Planning Division Recommendations:

3. Prior to Final Plat approval of City Council, the applicant shall revise the plat to combine both lots into one lot.

GENERAL COMMENTS: This plat has been submitted to allow the property to be consolidated for future platting. Much of the property in this area is unplatted and portions were transferred by aliquot legal description prior to June 30, 1990.

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A master plan for this area was provided in 1996 as part of a subdivision along Annamaria Drive

STAFF REVIEW: The purpose of this plat is to create legal descriptions to allow ownership of the land to be consolidated for future platting. The extension of subdivision improvements will be required prior to any further subdivision and development of these properties. Staff has recommended that a note be placed on the plat stating that no development of the property will be permitted until subdivision improvements in accordance with City Standards are completed. Staff also recommends that a binding agreement be recorded with the plat that states no development of the property will be permitted nor building permits issued until all subdivision improvements are completed or surety posted with the City to secure the improvements.

In 1995, a similar request was approved to consolidate property for future platting. That property was located just west of Parkview Drive and Minnesota Street intersection. A portion of that property has been developed at this time and the required infrastructure improvements have been installed for the development.

A major drainage is located in the west central portion of the property. Staff is requesting that sufficient topographic and graphic information be submitted to delineate a major easement along the drainage channel. Also, a water line was constructed on the northeast portion of the property as part of development of adjacent property. An easement needs to be retained for the water main. Staff is recommending that the entire property be platted into one tract. The proposed Tract C does not have legal access and Staff could not support the platting of a parcel that does not have legal access.