

STAFF REPORT

February 21, 2002

No. 02PL007 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 02PL007 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Tract 1 Minnesota Ridge Subdivision located in the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Tract A and Lot 2 of Tract A located in the NW1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.5 acres
LOCATION	Southwest of the intersection of Anamaria Drive and 5th Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Office Commercial District w/Planned Commercial Development
East:	Medium Density Residential w/Planned Residential Development / Office Commercial District
West:	Low Density Residential II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement along Fifth Street;

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Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots. The property is located south of the Annamaria Drive/Fifth Street intersection on the west side of Fifth Street. A medical office building is currently being constructed in the southern portion of proposed Lot 1.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

Road Improvements: A 48 foot wide ingress and egress easement is shown extending west from Fifth Street, located between the two proposed lots. The ingress and egress easement will serve as access to the proposed development. The Engineering Division has indicated that road construction plans identifying that the easement will be constructed in accordance with City standards have been previously submitted and approved. The construction plans include storm drainage provisions and the extension of City sewer and water. In addition, construction plans for a sidewalk along Fifth Street has been previously submitted and approved.

The Engineering Division has indicated that the plat must be revised to show a non-access easement along Fifth Street.

Subdivision Improvements: A subdivision estimate form must be submitted for review and approval prior to Final Plat approval by the City Council. In addition, surety for any required subdivision improvements that have not been completed must be posted and subdivision inspection fees paid.

Staff believes the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.