

STAFF REPORT  
June 23, 2005

---

**No. 05PL098 - Preliminary Plat**

**ITEM 8**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05PL098 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Located in the S1/2 N1/2 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3, Block 1, Fifth Street Office Plaza, located in the S1/2 N1/2 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.26 acres
LOCATION	Adjacent to 4940 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Office Commercial District
East:	General Agriculture District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/25/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. An Air Quality Permit shall be obtained;
2. Prior to Planning Commission approval; a grading and drainage plan shall be submitted for review and approval;
3. Prior to Planning Commission approval; a water distribution plan including source, service lines, fire hydrants and analysis indicating adequacy of flows for fire and domestic water flows shall be submitted for review and approval;
4. Prior to Planning Commission approval; a sanitary sewer plan shall be submitted for review and approval;
5. Prior to Planning Commission approval; a pavement design section for the shared access approach shall be submitted for review and approval;
6. All applicable provisions of the International Fire Code shall be continually met; and,
7. Prior to Planning Commission approval, the red line comments shall be addressed and the red lined drawings shall be returned.

STAFF REPORT  
June 23, 2005

---

**No. 05PL098 - Preliminary Plat**

**ITEM 8**

---

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide 115.7 acres of an un-platted balance creating a 1.26 acre commercial lot leaving the remaining as an un-platted balance. The subject property is located on the northeast side of Fifth Street between Catron Boulevard and Minnesota Street. Currently there are no structures located on the property.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following considerations:

Zoning: The subject property is currently zoned General Agriculture. Staff noted that the subject property is located in the adopted South Robbinsdale Future Land Use Neighborhood Area and is identified as appropriate for Office Commercial with a Planned Commercial Development. As such, the subject property must be rezoned from General Agriculture to Office Commercial prior to development of the property.

Air Quality Permit: Staff noted that the subject property is greater than one acre in size. As such, an Air Quality Permit must be obtained.

Drainage: Staff noted that no grading or drainage plans were submitted with the Preliminary Plat application. As such, a grading and drainage plan must be submitted for review and approval prior to Planning Commission approval.

Utilities: Staff noted that no water system or wastewater system plans were submitted with the Preliminary Plat application. As such, a water distribution plan including source, service lines, fire hydrants and analysis indicating adequacy of flows for fire and domestic water flows must be submitted for review and approval, prior to Planning Commission approval of the Preliminary Plat. Staff also noted that a sanitary sewer plan must be submitted for review and approval, prior to Planning Commission approval.

Access: Staff noted that a pavement design section for the shared access approach was not submitted with the Preliminary Plat application. As such, a pavement design section for the shared access approach must be submitted for review and approval prior to Planning Commission approval.

Fire Safety: Staff noted that all required fire hydrants must be in place and operational prior to any building construction. Staff also noted that fire apparatus access shall be in compliance with Appendix D and Section 503 of the 2003 International Fire Code.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the Preliminary Plat. Staff noted that the comments must be addressed and the red lined drawings must be returned prior to Preliminary Plat approval by the City Council.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the above stated stipulations.