

STAFF REPORT  
November 23, 2005

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**No. 05PL200 - Preliminary Plat**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Olsen Development Company, Inc.
REQUEST	<b>No. 05PL200 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 5, Overlook Subdivision, located in the SW1/4 NW1/4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6 and 7 of Lot 5, Overlook Subdivision, located in the SW1/4 NW1/4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.92 acres
LOCATION	Southeast of the intersection of Jackson Boulevard and Fulton Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Park Forest District
East:	Park Forest District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/26/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Lots 6 and 7 of Overlook Subdivision (formerly a portion of Lot 5 of Overlook Subdivision)".

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create two lots leaving a non-transferable balance. In addition, the applicant has submitted a Phasing Plan identifying that the non-

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transferable balance will be platted as Phase Two of the development.

On October 3, 2005, the City Council approved a Layout Plat to reconfigure the subject property into three lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter sidewalk and street light conduit along W. Fulton Street with the stipulation that a sidewalk be provided along one side of the street and that the applicant sign a waiver of right to protest any future assessment for the improvements. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to construct and dedicate right-of-way to proposed Lot 7 with the stipulation that the parcel be identified as a "No Build Easement". (Please note that the applicant has signed the waiver of right to protest document and submitted a "No Build Easement" document for Lot 7.)

The subject property is located at the eastern terminus of Clark Street. Currently, an office building is located on proposed Lot 6.

**STAFF REVIEW:**

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

**Subdivision Improvements:** Clark Street is currently constructed to City Street Design Standards. In addition, a Variance to the Subdivision Regulations was previously granted by the City Council waiving the requirement to dedicate right-of-way and/or construct a street to proposed Lot 7. As such, all subdivision improvements specific to the subject property have been completed.

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