

STAFF REPORT

June 8, 2000

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**PLAT #00PL048 - Preliminary and Final Plat**

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GENERAL INFORMATION:

PETITIONER	Gary Renner for Dacotah Cement
REQUEST	<b>PLAT #00PL048 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 1 of Limestone Tunnel Subdivision located in the SW1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 20, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.487 Acres
LOCATION	Approximately 1/4 mile south of the intersection of Universal Drive and S.D. Highway 79 on the west side of S.D. Highway 79
EXISTING ZONING	Heavy Industrial (County)
SURROUNDING ZONING	
North:	General Agriculture District-Low Density Residential (County)
South:	Heavy Industrial (County)
East:	Heavy Industrial (County)
West:	Heavy Industrial (County)
PUBLIC UTILITIES	Private water and wastewater
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 Preliminary Plat approval by the City Council, the plat shall be revised to identify an access easement from the existing approach along S. D. Highway 79 to the subject property;
2. Prior to Preliminary Plat approval by the City Council, engineering plans shall be submitted for the construction of the access road to Lane Road standards with curb and gutter, or a Subdivision Regulations Variance shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall install dry sewer lines and water lines, or a Subdivision Regulations Variance shall be obtained. If a Subdivision Regulations Variance is obtained, the applicant shall sign an agreement consenting to a future assessment project for sanitary sewer service extension;

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4. Prior to Preliminary Plat approval by the City Council, topographic information, a grading plan and a drainage plan shall be submitted for review and approval and drainage easement(s) shall be identified as required by the Engineering Division;
5. Prior to Preliminary Plat approval by the City Council, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval, or a Subdivision Regulations Variance shall be obtained;

#### Traffic Engineering Division Recommendations:

6. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show a non-access easement along S. D. Highway 79;

#### South Dakota Department of Transportation Recommendation:

7. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained to allow the existing approach to serve an increased number of lots;

#### Urban Planning Division Recommendations:

8. Prior to City Council approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
9. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The property is currently a 143.81 acre unplatted parcel. The applicant has submitted a Preliminary Plat and a Final Plat proposing to create a 3.487 acre lot, leaving the remaining 140.323 acre parcel as an unplatted balance.

The applicant has indicated that the property is being platted to allow for the sale, lease or exchange of the property from the current owner, Dacotah Cement, to Pete Lien & Sons, Inc. Pete Lien & Sons, Inc. has submitted a Master Plan identifying that an over land conveyor (a four to five foot wide transporting system constructed on a five foot wide base with a 48 inch wide rubber belted deep troughing device) will be constructed on the property. The over land conveyor will be used to transport mined materials from properties located directly north of the subject property to a 12.70 acre parcel across S. D. Highway 79. The over land conveyor will be constructed under S. D. Highway 79.

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

Zoning: The 143.81 acre parcel is located in Pennington County outside of the Rapid City Incorporated City Limits but within the City's three mile jurisdiction. The Pennington County Planning Department has indicated that the property is currently zoned Heavy Industrial District requiring a minimum 20,000 square foot lot size. The proposed 3.487 acre lot meets the minimum lot size requirement of the Heavy Industrial District.

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Access: Currently, an approach off of S. D. Highway 79 is located approximately 50 feet south of the subject property. The applicant has indicated that the plat will be revised to show an access easement from the approach to the subject property. The Traffic Division is requesting that the plat also be revised to show a non-access easement along S. D. Highway 79. The Engineering Division has indicated that the proposed access road is classified as a Lane Road requiring a minimum 49 foot wide right-of-way and a 24 foot wide paved surface to meet City Standards. An Approach Permit is also needed from the South Dakota Department of Transportation to allow for the expansion of use on an existing approach.

Topographic Information/Drainage & Grading Plan: The Engineering Division has indicated that a grading plan and a drainage plan along with topographic information must be submitted for review and approval to insure that drainage easements are identified on the property as needed.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed, or surety must be posted. The Engineering Division has indicated that the access road must be constructed to Lane Road standards, as described above, with curb and gutter and that dry sewer lines and water lines must be installed. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.