

STAFF REPORT

October 25, 2001

No. 01PL101 - Layout, Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company
REQUEST	No. 01PL101 - Layout, Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 3 of Block 1 Rushmore Business Park, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.08 acres
LOCATION	South of Homestead Street and east of Conseco Finance
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and Rapid Valley Sanitary District
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall identify a non-access easement along the north side of Homestead Street except for the future intersection of Turbine Street.

GENERAL COMMENTS: The Rapid City Economic Development Foundation is proposing subdivide a 15 acre parcel from a 90 acre parcel. The proposed subdivision is located in the southeast corner of the expansion area of the Rushmore Business Park. Access to the property is provided via Homestead Street. The property is the proposed location for the Fenske Media Corporation facility.

As part of the Preliminary Plat approval, Homestead Street was designed and approved. The Rapid City Economic Development Foundation has constructed Homestead Street from Elk Vale Road to the extension of Concourse Drive. The installed improvements include all street and utility improvements required by the Subdivision Regulations.

STAFF REVIEW: Staff has reviewed the plat request and has noted the following considerations:

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Homestead Street – The Major Street Plan identifies Homestead Street as a Collector Street. The applicant has identified two approach locations for the subject property. The western approach will align with the future Turbine Street on the north side. The second approach is located at the east side of the property and will be a shared access with the property to the east when that property develops. The applicant has identified a non-access easement along the frontage except for the approved access locations. Staff is recommending that a non-access easement be identified along the north side of Homestead Street except for the future intersection of Turbine Street. Access for the lots on the north side of Homestead should take access from Turbine Street in accordance with the Street Design Criteria Manual, as Turbine Street will be the less traveled street.

Building Permit – Staff has noted that there are a number of issues related to the proposed building and site development construction. The Air Quality Specialist has noted that more than an acre of land will be disturbed as part of the development work, which will require that an Air Quality Permit be obtained. The Engineering staff has noted that some modifications to the engineering plans need to be completed.