

STAFF REPORT

November 21, 2001

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**No. 01PL115 - Preliminary and Final Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Orthopedic Building Partnership
REQUEST	<b>No. 01PL115 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 3 of Old Rodeo Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 acres
LOCATION	Approximately 1/4 mile south of South U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	General Commercial District (PCD)
East:	General Commercial District (PCD)
West:	General Commercial District (PCD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION:

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

Engineering Division Recommendations:

1. That prior to Preliminary Plat approval by the City Council, the applicant shall provide revisions to the engineering plans including but not limited to the extension of sanitary sewer to the south, revised drainage plans and documentation, and information regarding the water line location;
2. That prior to Final Plat approval by the City Council, a non-access easement shall be identified along Addison Avenue and Physician Drive as identified on the red-line drawings;

Urban Planning Division Recommendations:

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

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Air Quality Division Recommendations:

5. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of a grading permit.

GENERAL COMMENTS: This request is to plat a 2.0 acre parcel that is located in the Old Rodeo Subdivision. The proposed lot is located at the southeast corner of the property. Addison Avenue abuts the proposed lot on the north and Physician Drive abuts the proposed lot on the east. The property is part of a Planned Commercial Development that includes the Black Hills Orthopaedic and Spine Center and a medical office building currently under construction. The site will be the third building site developed as part of the Planned Commercial Development. No building permit can be issued until an Initial and Final Development Plan is approved for the site.

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

Engineering Plans – The proposed lot is located at the edge of the Arrowhead Drainage Basin. The applicant has proposed that some of the drainage be directed to the south into the Landfill Drainage Basin. The drainage basin master plan has not been adopted for this basin. All storm water flows will need to be kept to predevelopment run-off rates. There will need to be on-site detention constructed as part of any further development of the property.

When sanitary sewer was extended to this area, a master plan was completed to insure that maximum of area could be served by the sanitary sewer. Staff is requesting that the applicant confirm that the grades and depth of the proposed sanitary sewer extension complies with the master plan.

Fire Department Concerns: The Fire Department has indicated that all requirements of the Uniform Fire Codes must be met. In particular, all weather road surfaces capable of supporting the weight of the fire apparatus need to be in place prior to construction of any building. Also, Section 903.2 of the Uniform Fire Code states that “an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief”. Staff is recommending that all provisions of the Uniform Fire Code be met prior to issuance of a building permit.

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