

STAFF REPORT

June 26, 2003

No. 03PL065 - Final Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Heartland Development Group LLC
REQUEST	No. 03PL065 - Final Plat
EXISTING LEGAL DESCRIPTION	NE1/4 NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6 and 7 in Block 1; and, Lot 1 in Block 3, Northstar Subdivision located in the NE1/4 NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.61 acres
LOCATION	Southwest of Seger Drive and Dyess Avenue
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 sewer and water
DATE OF APPLICATION	05/30/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, Seger Drive and Dyess Avenue shall be improved to minor arterial road standards or a waiver of right to protest any future assessment on the subject property shall be signed;
2. Prior to Final Plat approval by the City Council, the applicant shall pay the \$22,143.55 supplemental tap fee applicable to the subject property as related to the City project for the Dyess Avenue Water Main Extension (Project #845);

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Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to subdivide approximately seven acres into three lots. The subject property is located in the southwest corner of the intersection of Seger Drive and Dyess Avenue, and is currently void of any structural development.

On October 1, 2001, the City Council approved a Layout and Preliminary Plat to subdivide approximately 38 acres into 20 lots and included the subject property. The applicant has indicated that the development will be known as the Northstar Industrial Park.

STAFF REVIEW:

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

Dyess Avenue/Seger Drive: Dyess Avenue is classified as a minor arterial street on the Major Street Plan requiring a minimum 100 foot wide right-of-way and twelve foot wide paved lane(s) with curb, gutter, street light conduit, sewer and water. Dyess Avenue is located within a section line highway with a 66 foot right-of-way. The plat document identifies the dedication of 17 additional feet of right-of-way along Dyess Avenue in order to provide the minimum required additional right-of-way width from the subject property. The associated Layout and Preliminary Plat was approved with the stipulation that prior to Final Plat approval by the City Council, the applicant sign a waiver of right to protest any future assessment for Dyess Avenue in lieu of improvement the roadway at this time. (The stipulation also included Seger Drive; however, Seger Drive does not abut this phase of the development.) Staff is recommending that the waiver of right to protest document be signed prior to City Council approval of the Final Plat.

Water Project: The Engineering Division has indicated that the applicant must pay the supplemental tap fee applicable to the subject property as related to the City project for the Dyess Avenue Water Main Extension (Project #845). The supplemental tap fee for the water main extension project for the applicant's entire 38 acre parcel is estimated to be approximately \$68,678.48. That portion to be paid as a part of this plat review and approval is \$22,143.55. This fee was based on estimated construction costs. Any balance or credit due will be adjusted after the actual project costs are known. Staff is recommending that the supplemental tap fees applicable to the subject property be paid prior to City Council approval of this Final Plat.

Surety/Inspection Fees: Surety must be posted for any required subdivision improvements that have not been completed prior to Final Plat approval. In addition, subdivision inspection fees, based on the approved cost estimate for the project must be paid.

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Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.