

STAFF REPORT

July 24, 2003

No. 03PL069 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Thomas J. Farrar
REQUEST	No. 03PL069 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 6 of Block 2 of Century Park Subdivision located in E1/2 of SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, south Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6A and 6B of Block 2, Century Park Subdivision located in E1/2 of SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, south Dakota
PARCEL ACREAGE	Approximately 2.176 acres
LOCATION	Along Samco Road
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	06/26/2003
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 document shall be revised to show the 25 foot X 40 foot common access easement as a "shared approach" or construction plans in compliance with the City's Street Design Criteria Manual for the access easement shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, verification from Williston Basin Pipeline Company indicating that concurrence with the relocated gas pipe line easement shall be submitted for review and approval;

STAFF REPORT

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ITEM 6

3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

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 the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide a 2.176 acre parcel into two lots. The property is located on the east side of Samco Road between Deadwood Avenue and N. Plaza Drive and is currently void of any structural development.

STAFF REVIEW:

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

Common Access Easement: The plat document identifies a 25 foot X 40 foot common access easement to serve as a shared approach to the two proposed lots. Staff is recommending that the plat document be revised to show the common access easement as a "shared approach" or that construction plans in compliance with the Street Design Criteria Manual for the easement be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Utility Easement: The plat document identifies the relocation of a gas pipe line easement. The applicant has indicated that the gas pipe line has already been relocated to the proposed location of the easement. Staff is recommending that prior to Preliminary Plat approval by the City Council, verification be submitted identifying that the Williston Basin Pipeline Company concurs with the proposed easement relocation.

Drainage: The Engineering Division has indicated that a grading and drainage plan must be submitted for review and approval upon submittal of a building permit. In particular, the grading and drainage plan must identify that all storm water is being directed to Samco Road in order to prevent drainage problems east of the subject property.

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