

STAFF REPORT

August 21, 2003

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**No. 03PL080 - Layout, Preliminary and Final Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. and John Nooney for GELD, LLC and Williston Basin Interstate Pipeline Company
REQUEST	<b>No. 03PL080 - Layout, Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Parcel 5 of NE1/4 NW1/4 of Section 25, T2N, R7E, and a portion of Parcel 8 of N1/2 NW1/4 of Section 25, T2N, R7E, and Lot 2 of Block 1 of Tires Plus Addition, and a portion of the unplatted balance of NE1/4 NW1/4 of Section 25, T2N, R7E, all located in NE1/4 of NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 3 of Block 1 of Geld Subdivision, located in the NE1/4 of NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.6 acres
LOCATION	West of Haines Avenue and north of I-90
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show Pahasapa Road located along the north lot line of the subject property. If the right-of-way width does not comply with the standards for on-street parking than "No

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- Parking” signs shall be posted. In addition, road construction plans showing a sidewalk along Pahasapa Drive shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
  3. Prior to Preliminary Plat approval by the City Council, the Disk Drive construction plans shall be modified to reflect the proposed culvert location as shown on the drainage plan;
  4. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a ten foot wide utility easement along Disk Drive and Pahasapa Road;
  5. Prior to Final Plat approval by the City Council, the plat document shall be revised to show the access easement located in the southeast corner of proposed Lot 1 as a “Shared Approach” or road construction plans for the access easement built in accordance with City standards shall be submitted for review and approval;
  6. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Haines Avenue. In addition, the plat document shall be revised to show a non-access easement long Pahasapa Road as per the Street Design Criteria Manual;
  7. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a Major Drainage Easement on the southwest corner of Lot 2 and the north and east lot lines of Lot 2;
  8. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for any improvements not covered by the Infrastructure Development Partnership Fund and the Disk Drive Agreement; and,

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, surety shall be posted and inspection fees paid for any improvements not covered by the Infrastructure Development Partnership Fund and the Disk Drive Agreement.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into three lots. The property is located in the northwest corner of the Disk Drive/Haines Avenue intersection and is currently void of any structural development.

STAFF REVIEW:

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

Pahasapa Road: The Engineering Division has indicated that the plat document must be revised to show Pahasapa Road located along the north lot line of the subject property. If the right-of-way does not comply with the standards for on-street parking than “No Parking” signs must be posted. In addition, road construction plans showing a sidewalk along Pahasapa Drive must be submitted for review and approval. Staff is recommending that the revised plat document and construction plans be submitted for review and approval prior to Preliminary Plat approval by the City Council.

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Drainage: Construction Plans for Disk Drive have been previously reviewed and approved by the Engineering Division. However, the drainage plan submitted with this proposal shows an alternate location for a drainage culvert within the Disk Drive right-of-way. The applicant has indicated that the Disk Drive construction plans will be revised to reflect the location of the culver as shown on the drainage plan. Staff is recommending that the Disk Drive construction plans be revised as identified prior to Preliminary Plat approval by the City Council.

The Engineering Division has indicated that the plat document must be revised to show a Major Drainage Easement on the southwest corner of Lot 2 and the north and east lot lines of Lot 2. Staff is recommending that the plat document be revised as identified prior to Final Plat approval by the City Council.

Access Easement: Currently, an access easement is shown at the southeast corner of proposed Lot 1 to serve as access to an adjacent property. The plat document must be revised to show the access easement as a "Shared Approach" not to exceed 40 foot X 40 foot or road construction plans for the access easement must be submitted for review and approval. Staff is recommending that the plat document be revised as identified or construction plans submitted prior to Preliminary Plat approval by the City Council.

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