

STAFF REPORT

September 25, 2003

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**No. 03PL086 - Preliminary and Final Plat**

**ITEM 27**

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GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| PETITIONER                 | Dream Design International, Inc. for Coca-Cola Bottling Company of the Black Hills  |
| REQUEST                    | <b>No. 03PL086 - Preliminary and Final Plat</b>   |
| EXISTING LEGAL DESCRIPTION | Lot B of Tract 12 of S.G. Interstate Plaza Subdivision located in the S1/2 of the NE1/4 of Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota                 |
| PROPOSED LEGAL DESCRIPTION | Lots 1 and 2 of Lot B of Tract 12 of S.G. Interstate Plaza Subdivision located in the S1/2 of the NE1/4 of Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 10.0 acres  |
| LOCATION                   | East of Coca Cola Lane on Plaza Drive   |
| EXISTING ZONING            | Light Industrial District   |
| SURROUNDING ZONING         |   |
| North:                     | General Agriculture District  |
| South:                     | General Agriculture District  |
| East:                      | Light Industrial District   |
| West:                      | Light Industrial District   |
| PUBLIC UTILITIES           | City sewer and water  |
| DATE OF APPLICATION        | 08/25/2003  |
| 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, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the existing drainage easement can accommodate flows from the subject property;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised

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- to provide an additional 17 feet of right-of-way along Plaza Drive or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of curb, gutter and street light conduit along Plaza Drive as it abuts the subject property shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  4. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Urban Planning Division Recommendation:

5. 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 the subject property into two lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along Plaza Drive. (See companion item #03SV032.)

The property is located east of Coca Cola Lane on the north side of Plaza Drive. Currently, the subject property is void of any structural development.

STAFF REVIEW:

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

Drainage: Currently, a fifty foot wide drainage easement is located along the east lot line of the subject property. The Engineering Division has indicated that a drainage plan must be submitted for review and approval demonstrating that the existing drainage easement can accommodate flows from the subject property. Staff is recommending that a drainage plan be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Plaza Drive: Plaza Drive is identified as a minor arterial street on the City's Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Plaza Drive has a 66 foot wide right-of-way requiring that the plat document be revised to provide 17 additional feet of right-of-way for Plaza Drive as it abuts the subject property.

As previously indicated, a Variance to the Subdivision Regulations has been submitted to waive the requirement to install curb, gutter, sidewalk and street light conduit along Plaza Drive. However, the Subdivision Regulations do not require the installation of sidewalks in the Light Industrial District. Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of curb, gutter and street light conduit must be submitted for review and approval or the Subdivision Regulations Variance must be granted.

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