

STAFF REPORT

October 23, 2003

No. 03PL101 - Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Heartland Development Group LLC
REQUEST	No. 03PL101 - Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot D of the NE1/4 of Section 29 located in the NE1/4 NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2, 3, 4 and 5 in Block 1, Northstar Subdivison, located in the NE1/4 NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.00 acres
LOCATION	Southwest of Seger Drive and Dyess Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	Light Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/23/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval, documentation from the design engineer identifying concurrence with the proposed drainage improvement phasing plan shall be submitted for review and approval;
2. Prior to City Council approval, evidence shall be provided identifying a sewer service line easement across Lot 6 for the service line to Lot 5;
3. Prior to City Council approval, the plat document shall be revised to show a 20 foot X 20 foot shared approach between Lots 2 and 3 and a 20 foot X 20 foot shared approach between Lots 3 and 4;

STAFF REPORT

October 23, 2003

No. 03PL101 - Final Plat

ITEM 6

4. Prior to City Council approval, a subdivision cost estimate form shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

5. Prior to City Council approval, 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 four lots. The subject property is located in the southwest corner of the intersection of Seger Drive and Dyes 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, including the subject property. The applicant has indicated that the development will be known as the Northstar Industrial Park. On July 7, 2003, the City Council approved a Preliminary Plat to create three industrial lots as phase one of the Northstar Industrial Park.

STAFF REVIEW:

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

Drainage Plan: The applicant has submitted a drainage plan for this phase of the development.

The Engineering Division has indicated that the design engineer must submit documentation concurring with the proposed drainage improvement phasing plan. In particular, the design engineer must concur that the detention to be provided is adequate to account for development of this phase as well as the three lots previously platted in phase one. Staff is recommending that concurrence from the design engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Shared Approaches: The previously approved Layout and Preliminary Plat stipulated that a shared approach be provided between Lots 2 and 3 and between Lots 3 and 4. As such, staff is recommending that the Final Plat be revised to show the shared approaches as identified prior to City Council approval of the 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.

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