

STAFF REPORT

March 25, 2004

No. 04PL011 - Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Chuck Lien
REQUEST	No. 04PL011 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SW1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A, Creek Drive Industrial Park located in NE1/4 of SW1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.793 acres
LOCATION	Along Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/25/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. A Floodplain Development Permit shall be obtained prior to the start of any construction within that portion of the property located within the 100 year federally designated floodplain;
2. Prior to submittal of a Final Plat, the plat document shall be revised to show a 20 foot wide drainage easement along the north lot line; and,
3. Prior to submittal of a Final Plat, the plat document shall be revised to show a non-access easement along Creek Drive accept for approved approach location(s) as per the Street Design Criteria Manual.

STAFF REPORT

March 25, 2004

No. 04PL011 - Preliminary Plat

ITEM 2

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide an 80 acre parcel creating an 18.795 acre lot and leaving approximately 61 acres as an unplatted balance. The property is located approximately 1,800 feet south of the Lombardy Drive/Creek Drive intersection on the east side of Creek Drive.

The applicant has submitted a building permit in order to construct a new Pepsi Cola processing plant on the proposed lot.

STAFF REVIEW:

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

Floodplain: The eastern portion of the subject property is located in the federally designated 100 year floodplain boundary. As such, a Floodplain Development Permit must be obtained prior to the start of any construction within that portion of the property located within the 100 year federally designated floodplain.

Plat Labeling: A storm sewer is currently located in the northern portion of the subject property. As such, the plat document must be revised to show a 20 foot wide drainage easement along the north lot line. In addition, the plat document must be revised to show a non-access easement along Creek Drive except for the approved approach locations as per the Street Design Criteria Manual. Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat.

Creek Drive: Creek Drive is located along the west lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Creek Drive is located in a 90 foot wide right-of-way and is constructed with a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The plat document identifies that five additional feet of right-of-way will be dedicated for that portion of Creek Drive that abuts the right-of-way. No surety is needed as a part of this plat action since all of the subdivision improvements have been constructed.

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