

STAFF REPORT
August 04, 2005

No. 05PL127 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Phil Olsen for Heartland Development Group
REQUEST	No. 05PL127 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	That portion of Lot D located in the NE1/4 NE1/4, less Northstar Subdivision and less the Right-of-Way, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 29.25 acres
LOCATION	Southwest of the Seger Drive and Dyess Avenue intersection
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	7/5/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
2. Prior to submittal of a Final Plat application, all necessary changes shall be made to the plat document as identified on the red lined drawings. In particular, the plat document shall be revised to show a fifty foot non-access easement along the corner of Lot 8, Block 1 and Lot 2, Block 3; and,
3. Upon submittal of a Final Plat application, 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 Plat to subdivide the subject property into 12 industrial lots.

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On October 1, 2001, the City Council approved a Layout and Preliminary Plat to create 19 industrial lots which included the subject property. Subsequently, two separate Final Plats have been approved for seven of the lots. However, the Layout and Preliminary Plat for the balance of the 12 lots has expired. As such, the applicant has submitted this Preliminary Plat for the twelve lots.

The property is located south of Seger Drive and west of Dyess Avenue. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Street(s): The Preliminary Plat identifies the dedication of right-of-way for Emerson Lane and Dane Lane as they extend through the subject property. The construction plans for the two streets have been reviewed and approved as a part of the previous Preliminary Plat application. However, the construction of the two streets has not been completed. As such, staff is recommending that upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed be posted and that the subdivision inspection fees be paid.

Plat Document: Staff has reviewed the plat document and identified minor red line comments that must be addressed prior to submittal of a Final Plat application. In particular, staff has noted that the plat document must be revised to show a fifty foot non-access easement along the corner of Lot 8, Block 1 and Lot 2, Block 3.

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