

STAFF REPORT
October 27, 2005

No. 05PL180 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Timberline Corporation
REQUEST	No. 05PL180 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract G, Fountain Springs Business Park, located in the NE1/4 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Tract G, Fountain Springs Business Park, located in the NE1/4 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 acres
LOCATION	North side of South Plaza Drive at juncture with Plaza Boulevard
EXISTING ZONING	Light Industrial District (Planned Unit Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District (Planned Unit Development)
East:	Office Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for S. Plaza Drive shall be submitted for review and approval. In particular, the construction plans shall show the existing water main line, the existing 26 foot wide paved surface and curb and gutter along S. Plaza Drive as it abuts the subject property. In addition, the construction plans shall show street light conduit along S. Plaza Drive or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;

STAFF REPORT
October 27, 2005

No. 05PL180 - Preliminary Plat

ITEM 11

3. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
4. 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 two industrial lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit, sidewalks, sewer and water along S. Plaza Drive and to waive the requirement to provide a landscape planting easement. (See companion item #05SV068.)

The property is located southwest of the intersection of Harmony Heights Lane and S. Plaza Drive and is currently void of any structural development.

STAFF REVIEW:

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

S. Plaza Drive: S. Plaza Drive is located along the south lot line of the subject property and is classified as an industrial street requiring that it be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, S. Plaza Drive is located in a 66 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sewer and water. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for S. Plaza Drive showing the construction of street light conduit be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must also show the existing water main line(s), pavement section and curb and gutter.

Drainage: As a part of a Preliminary Plat application, a drainage plan must be submitted for review and approval. To date, the information has not been submitted. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed.

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