

STAFF REPORT
January 26, 2006

No. 05PL252 - Preliminary Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Farrar Real Estate, LLC
REQUEST	No. 05PL252 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 5 of Farrar Business Park and a portion of the NE1/4 of the SE1/4 of Section 16, located in the NE1/4 of the SE1/4, Section 16, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and Lot 2 of Block 2 and Lots 1 and 2 of Block 3 and Lots 2 and 3 of Block 4, Farrar Business Park; formerly Lot 1 of Block 5 of Farrar Business Park and a portion of the NE1/4 of the SE1/4 of Section 16, located in the NE1/4 of the SE1/4, Section 16, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.972 acres
LOCATION	Adjacent to the south and north side of Buffalo Bill Road and adjacent to the east and west side of Hickock Trail
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Light Industrial District
East:	General Agriculture District (Pennington County)
West:	Light Industrial District
PUBLIC UTILITIES	none
DATE OF APPLICATION	12/13/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval City Council approval, the Memorandum of Understanding shall be signed and a copy delivered to the Growth management Department;
2. Prior to Preliminary Plat approval by City Council, a grading and drainage plan showing any drainage easements shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by City Council, the plat document shall be revised to provide a utility easement or a well lot for the proposed well site;

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4. Prior to submittal of the Final Plat water shall be in place and operational;
5. Prior to Preliminary Plat approval by City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
6. Prior to Preliminary Plat approval by City Council, a utility distribution sheet, signed by the appropriate representatives, showing the locations of gas, telephone, electric, and cable television as per Chapter 16.0 of the Subdivision Regulations shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by City Council, a revised site plan showing fire hydrants at all intersections and at intermediate points between the intersections with a spacing not to exceed 450 feet and at high points in the profile shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by City Council, the plat document shall be revised showing non-access easements in compliance with the Street Design Criteria Manual;
9. Prior to Preliminary Plat approval by City Council, geotechnical information including soils resistivity tests shall be submitted for review and approval; If results of the soils resistivity tests results indicate severe potential towards corrosion of buried metal products, information that corrosion protection as per Rapid City Standards Specifications is adequate protection or additional corrosion protection shall be provided as need for the buried water system metal fixtures;
10. Prior to Preliminary Plat approval by City Council, construction plans showing a 12 foot wide all weather maintenance surface for access to the sanitary sewer manholes from Hickock Trail and Buffalo Bill Road shall be submitted for review and approval;
11. Prior to Final Plat approval, the plat document shall be revised to show 17 feet of additional Right-of-Way along the property as it abuts Deadwood Avenue;
12. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Buffalo Bill Road shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;
13. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and
14. Upon submittal of the Final Plat, 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 create Lot 1R and Lot 2, Block 2; Lots 1 and 2, Block 3; and Lots 2 and 3, Block 4, of Farrar Business Park. The current zoning for the property is a Light Industrial District. The proposed lots are adjacent to the south and north side of Buffalo Bill Road and adjacent to the east and west side of Hickock Trail

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

Sewer: The Preliminary Plat identifies a sewer main to be extended from Hickock Trail to Buffalo Bill Road within an easement located on the subject property. As such, the construction plans shall be revised and submitted for review and approval providing a minimum 12 foot wide all weather maintenance surfaces for the sewer main. In addition, the

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sewer plans must be revised to show sanitary sewer in the Buffalo Bill Road right-of-way.

Grading: Staff has noted that a revised grading plan must be submitted for review and approval. In particular, the grading plan must address all proposed areas of development on the site. In addition, a drainage plan must be submitted showing drainage easements as needed and addressing current improvements and any downstream features and improvements, accordingly.

Street Systems: Buffalo Bill Road is proposed to be located along the northern and southern lot lines of proposed Lots 1 and 2 of Block 3, proposed Lot 2 of Block 2, and proposed Lot 3 of Block 4. Buffalo Bill Road is classified as an industrial road on the City's Major Street Plan. An industrial road must 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, sidewalk, water and sewer. The Preliminary Plat shows Buffalo Bill Road located within a 60 foot wide right-of-way. In addition Buffalo Bill Road is currently an unimproved road. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water and sewer along Buffalo Bill Road must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Deadwood Avenue is classified as a principal arterial road which requires a 100 foot right-of-way. Deadwood Avenue presently is located in a 66 foot wide right-of-way. Prior to Final Plat approval the plat document must be revised to show the dedication of an additional 17 feet of right-of-way along Deadwood Avenue.

Utilities: Staff has noted that a utility distribution sheet, signed by the appropriate representatives, showing the locations of gas, telephone, electric and cable television as per Chapter 16 of the Subdivision Regulations has not been submitted. A utility sheet as described shall be submitted for review and approval prior to City Council approval.

Water: Staff has noted that the water distribution system, source and storage shall comply with the Farrar Business Park Memorandum of Understanding regarding public water service for this development, as being prepared by the City of Rapid City. The Memorandum of Understanding shall describe the proposed location of the temporary storage reservoir and the proposed location of the Madison pump and pump house.

A water system analysis verifying source, adequate water quality and storage capacity for domestic and fire flows shall be submitted for review and approval.

A revised site plan showing fire hydrants at all intersections and at intermediate points between the intersections with a spacing not to exceed 450 feet and at high points in the profile shall be submitted for review and approval prior to Preliminary Plat approval by City Council.

Staff recommends that prior to Preliminary Plat approval by the City Council, the water issue be addressed as identified.

Geotechnical Information: Staff has noted that geotechnical information including soils

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resistivity tests shall be submitted for review and approval. If results of the soils resistivity test results indicate severe potential towards corrosion of buried metal products, information that corrosion protection as per Rapid City Standards Specifications is adequate protection or additional corrosion protection shall be provided as need for the buried water system metal fixtures.

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