

STAFF REPORT
October 5, 2006

No. 06PL135 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	D. C. Scott Co. Land Surveyors for IGT
REQUEST	No. 06PL135 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract B of Tract 1 of the W1/2 SW1/4, Section 23, and Tract 2 of the SW1/4 NW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, IGT Subdivision, formerly Tract B of Tract 1 of the W1/2 SW1/4, Section 23, and Tract 2 of the SW1/4 NW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30.12 acres
LOCATION	West of SD Highway 16 and south of Fox Road
EXISTING ZONING	Business Park District
SURROUNDING ZONING	
North:	General Agriculture District - General Commercial District
South:	Public District - General Commercial District (Planned Commercial Development)
East:	General Commercial District
West:	Park Forest District - Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/11/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

This staff report has been revised as of September 22, 2006. All revised and/or added text is shown in bold print. The applicant has submitted a Preliminary Plat to subdivide the subject property into two lots to be known as IGT Subdivision. A Subdivision Variance (06SV052) requesting to waive the requirement to develop the section line highway; to dedicate additional public right-of-way; and to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water, additional pavement and planting screen

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easement as per Chapter 16 of the Rapid City Municipal Code has been submitted in conjunction with this plat request.

On July 5, 1994 a Conditional Use Permit was approved with stipulations for the subject property to allow an assembly and warehousing facility.

The property is located south of Fox Road and west of U.S. Highway 16 South. Currently, a business park complex is located on a portion of the subject property.

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

Site Plan: Staff noted that a structural site plan identifying the location of the existing structures was submitted for review and approval. The structures meet all the setback requirements as per Section 17.56 of the Rapid City Municipal Code.

Section Line Highway/Berglund Road: A section line highway is located along the west lot line of the subject property. The portion of the section line highway adjacent to the subject property is classified as a commercial/industrial street requiring that the street 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. The west half of the section line highway is located on adjacent properties under different ownership as the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the property owner must plat the west half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half of the right-of-way. Prior to City Council approval of a Preliminary Plat, road construction plans for the section line highway must be submitted for review and approval, or a Variance to the Subdivision Regulations must be obtained, or the portion of the section line highway that abuts the subject property shall be vacated.

Fox Road: Fox Road is located along the north lot line of the subject property and is classified as a commercial/industrial street requiring that the street 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, Fox Road is located in a 40 foot wide right-of-way with a portion constructed with approximately 26 feet of paved surface, curb and gutter with the remainder constructed with approximately 20 feet of gravel surface. Staff recommends that prior to City Council approval, the applicant dedicate an additional nine and a half feet of right-of-way and submit construction plans for Fox Road for review and approval or obtain a Variance to the Subdivision Regulations.

U.S. Highway 16 Service Road: U.S. Highway 16 Service Road is identified as a commercial/industrial street requiring that the street be constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, U.S. Highway 16 Service Road is located in the right-of-way with various widths and constructed with approximately 25 feet of paved surface. Staff is recommending that prior to City Council approval of a Preliminary Plat, road construction plans for U.S. Highway 16 Service Road be submitted for review and approval as identified or a Variance to the Subdivision

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Regulations must be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the location and size of existing sewer mains and services and the extension of sanitary sewer mains and service lines must be submitted for review and approval. Prior to Planning Commission approval of a Preliminary Plat, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system.

Water: Water plans prepared by a Registered Professional Engineer showing the location and size of existing water mains and service lines and the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. Prior to Planning Commission approval of a Preliminary Plat, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff also noted that the location of water flow throughout the subdivision and the location and size of all culverts and pipes should be shown on the drainage plan. Staff is recommending that prior to Planning Commission approval of a Preliminary Plat, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval.

This item was continued to the September 21, 2006 Planning Commission Meeting to allow the applicant to submit the required information. **This item was continued to the October 5, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On September 21, 2006 the applicant notified staff that they have decided to postpone any action relating to the potential subdivision of this property and requested that the Preliminary Plat be denied without prejudice.**

Staff recommends that the Preliminary Plat be denied without prejudice at the applicant's request.