

STAFF REPORT
March 8, 2007

No. 07PL025 - Preliminary Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Robert Scull
REQUEST	No. 07PL025 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The NE1/4 of the SW1/4 of the SE1/4, and the N1/2 of the SE1/4 of the SW1/4 of the SE1/4, all in Section 27, T2N, R7E, located in the E1/2 of the SW1/4 of the SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 10 of Block 2 of Commerce Park Subdivision, located in the E1/2 of the SW1/4 of the SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.24 Acres
LOCATION	Adjacent to Fountain Plaza Drive between South Plaza Drive and Commerce Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/9/2007
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 Planning Commission, the street construction plans for Sophia Court shall be revised to show the street extending to the east lot line of the subject property. In particular, the construction plans shall show the street located within a 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the Planning Commission, water system plans

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- demonstrating that adequate fire and domestic flows are being provided shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, construction plans showing the construction of a sewer main along Fountain Plaza Drive located north of the intersection of Sophia Court and Fountain Plaza Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements as needed;
 6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a 50 foot non-access easement along the corners of Lot 1 and Lot 8 measured from the end of curb radius;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. 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; and,
 9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into ten industrial lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations application (07SV007) to waive the requirement to install sewer along Fountain Plaza Drive north of the intersection of Sophia Court and Fountain Plaza Drive for review and approval.

On December 20, 2004, the City Council approved a Preliminary Plat application (04PL131) to subdivide the subject property into ten industrial lots as proposed on this plat document. However, the previously approved Preliminary Plat has expired. The applicant has subsequently submitted this Preliminary Plat application to subdivide the property into ten industrial lots.

The subject property is located approximately 250 feet south of the intersection of South Plaza Drive and Fountain Plaza Drive on the east side of Fountain Plaza Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Sophia Court: The Preliminary Plat identifies the extension of Sophia Court into the subject property to serve as access to the proposed lots. However, the street stops approximately 128 feet from the east lot line. Chapter 16.12.030 of the Rapid City Municipal Code states that "proposed streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity". The Major Street Plan identifies Anamosa Street being extended through the adjacent property.

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Extending Sophia Court to the east lot line will allow for a future street connection to Anamosa Street and is in accordance with good land planning principles. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the street construction plans for Sophia Court be revised to show the street extending to the east lot line of the subject property. In particular, the construction plans must show the street located within a 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Water: The proposed dead-end eight inch water main may not provide fire protection as required by ordinance without looping the water system to South Plaza Drive. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, water plans be submitted for review and approval, demonstrating that adequate fire and domestic flows are being provided.

Sewer: The construction plans do not show the extension of a sewer main along Fountain Plaza Drive located north of the intersection of Sophia Court and Fountain Plaza Drive. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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