

STAFF REPORT
April 24, 2008

No. 08PL040 - Preliminary Plat

ITEM 29

GENERAL INFORMATION:

APPLICANT	Chuck Lien for Creek Drive Industrial Park LLC.
AGENT	Ferber Engineering Co.
PROPERTY OWNER	Creek Drive Industrial Park, LLC
REQUEST	No. 08PL040 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 3 of South Creek Industrial Park, located in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 58.7 acres
LOCATION	3120 Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Suburban Residential District (Pennington County)
West:	Heavy Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way along Creek Drive or a Variance to the Subdivision Regulations shall be obtained; and,
2. A Floodplain Development Permit shall be obtained as needed prior to the start of any construction within the federally designated 100 year floodplain area.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 40 acre lot leaving an approximate 18 acre unplatted non-transferable balance.

The property is located at the southern terminus of Creek Drive. Currently, the proposed lot is void of any structural development.

STAFF REVIEW:

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

Creek Drive: Creek Drive is located along the west lot line and is classified as a minor arterial street on the City's Major Street Plan requiring that it be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The street is currently located within an 80 foot wide right-of-way and constructed as identified. Staff is recommending that upon submittal of a Final Plat application, the plat document be revised to show the dedication of 10 additional feet of right-of-way along Creek Drive or a Variance to the Subdivision Regulations must be obtained.

Floodplain: A portion of the property is located within the 100 year federally designated floodplain area. As such, staff is recommending that a Floodplain Development Permit be obtained as needed prior to the start of any construction within the federally designated 100 year floodplain area.

Future Land Use: The City's bike path plan shows a bike path meandering through the property. In addition, the East Greenway Master Plan shows the acquisition of the northeast corner of the proposed lot as a greenway area. Even though these issues are not triggered as a part of this plat review and approval, the applicant should be aware of the identified use(s) on the site as future development of the parcel occurs.

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