

STAFF REPORT

March 25, 2004

No. 04PL016 - Preliminary Plat

ITEM 33

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Barry Peterson
REQUEST	No. 04PL016 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 4R and 5R of Sale Barn Subdivision located in the SE1/4 NW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, and C of Lots 4R and 5R, Sale Barn Subdivision located in the SE1/4 NW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.368 acres
LOCATION	West of Kennel Drive along Centre Street
EXISTING ZONING	Light Industrial District w/PLID
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District w/PLID
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a utility plan shall be submitted for review and approval. In particular, the utility plan shall show the location of the existing water and sewer lines as well as the proposed separate service lines to each lot. In addition, the utility plan shall show the location of private utilities;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall be in accordance with the Perrine Drainage Basin Design Plan. In addition, the drainage plan shall include the calculated local run-off and verify that the east drainage channel matches the

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- requirements of the Perrine Drainage Basin Design Plan. The drainage plans shall also identify the construction of drainage channel(s) as needed and the plat document shall be revised to show drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for Centre Street shall be submitted for review and approval. In particular, the road construction plans shall show Centre Street with a minimum 26 foot wide paved surface, curb, gutter, street light conduit and storm sewer or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 5. Prior to submittal of the Final Plat, the plat document shall be revised to show a non-access easement along Centre Street except for the approved shared approach location; and,
 6. 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 subdivide two parcels into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit and storm sewer along Centre Street as it abuts the subject property. The applicant has also submitted a Major Amendment to an Initial Planned Light Industrial Development to change the proposed use of the property from a detoxification center to the sales and service of mobile homes, a lumber yard with a sales office and storage unit rentals. (See companion item #04SV010 and 04PD013.)

In April 17, 1995, the City Council approved an Initial and Final Planned Light Industrial Development to allow five buildings to be constructed on five lots in the Sale Barn Addition which included the subject property. The approved Planned Light Industrial Development identifies the eventual division of the five lots into 20 industrial townhome lots for individual businesses. On December 27, 1999, a Minimal Amendment to the Planned Light Industrial Development was approved to allow a detoxification center to be constructed on the subject property.

The subject property is located southeast of the Quick Lane/Centre Street intersection. Currently, a commercial structure is located on proposed Lot A. The balance of the subject property is currently void of any structural development.

STAFF REVIEW:

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

Utility Plan: Staff has noted that a utility plan must be submitted for review and approval. In particular, the utility plan must show the location of the existing water and sewer lines as well as separate service lines to each lot. In addition, the utility plan must show the location of private utilities. Staff is recommending that the utility plan be submitted for review and

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approval as identified.

Drainage Plan: The subject property is located in the Perrine Drainage Basin Design Plan. As such, a drainage plan in accordance with the Perrine Drainage. In addition, the drainage plan must include the calculated local run-off and verify that the east drainage channel matches the requirements of the Perrine Drainage Basin Design Plan. The drainage plans must also identify the construction of drainage channel(s) as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, the drainage plan be submitted as identified and the plat document be revised to show drainage easements as needed.

Centre Street: Centre Street is located along the north lot line and is classified as an industrial street requiring a minimum 59 foot wide right-of-way with a minimum 26 foot wide paved surface, curb, gutter, street light, conduit, storm sewer, water and sanitary sewer. To date, Centre Street is located in a 66 foot wide right-of-way and constructed with a 26 foot wide paved surface, water and sanitary sewer. Prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval showing the installation of curb, gutter, street light conduit and storm sewer along Centre Street or a Variance to the Subdivision Regulations must be obtained.

The plat document identifies a 40 foot by 40 foot shared approach serving as access to the three proposed lots. As such, staff is recommending that prior to submittal of a Final Plat, the plat document be revised to provide a non-access easement along Centre Street except for the approved shared approach location.

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