

STAFF REPORT

June 21, 2001

No. 01PL050 - Preliminary and Final Plat

ITEM 24

GENERAL INFORMATION:

PETITIONER	Cetec Engineering for Rapid City Area Economic Development Foundation
REQUEST	No. 01PL050 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Block 3, Lot 1 of Block 4 and dedicated public right-of-way of Rushmore Business Park located in Government Lot 2 and in the SW1/4 of the NE1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.814 Acres
LOCATION	North of the intersection of Jet Drive and Concourse Drive
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 Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall provide complete engineering plans for the extension of the north 380 feet of Concourse Drive or shall provide surety for the design of subdivision improvements;

Fire Department Recommendations:

2. Prior to Preliminary Plat approval by the City Council, the applicant shall identify a temporary turnaround at the northern terminus of Concourse Drive;

Transportation Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, the plat shall be revised to dedicate a non-access easement where this property abuts Concourse Drive except for the approved access;

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Urban Planning Division Recommendations:

4. Prior to Preliminary Plat approval by the City Council the petitioner shall have submitted a subdivision improvement estimates form for approval by the Engineering Division, and shall have paid the required Subdivision Inspection fees; and,
5. Prior to Final Plat approval by the City Council, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.

GENERAL COMMENTS: The Rapid City Economic Development Foundation is requesting approval of a Preliminary and Final Plat for two lots located in the Rushmore Business Park. Proposed Lot 1 of Block 4 is the location for the new Bergquist Company manufacturing facility which is currently under construction. Proposed Lot 1 of Block 3 is the location for a local welding and manufacturing company that is expanding their business.

The Rapid City Economic Development Foundation is currently working on a federal Economic Development Administration grant to expand the improvements in the Rushmore Business Park. They have indicated the grant will cover the infrastructure improvements as part of this plat. At this time, they have indicated they have verbal approval of the grant and are waiting for the formal approval.

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

Engineering Plans - As part of the Bergquist Company building permit, engineering plans were submitted for the extension of Concourse Drive. The plans were designed to the northern lot line of Lot 1 of Block 4. The applicant is now also requesting to plat Lot 1 of Block 3 which is north of the Bergquist property and includes right-of-way for Concourse Drive which has not been designed. The Subdivision Regulations requires that when property is platted, the applicant provide the required improvements to the extent of the subdivisions. The applicant has indicated that they will provide surety for the design and construction of Concourse Drive. The applicant has proposed to utilize the Economic Development Administration for surety. The applicant will need to provide all the information regarding the grant to the City Attorney's Office to insure that it is an acceptable form of surety for the required design and improvements.

Access - Concourse Drive is identified on the Major Street Plan as a Minor Arterial. Staff has been working with the project engineer relative to the access location for both properties to insure that the spacing and number of approaches meet the minimum standards for arterial streets. Staff is requesting that a non-access easement be dedicated along Concourse Drive except for the approved approach locations.