

STAFF REPORT

August 23, 2001

No. 01PL080 - Preliminary and Final Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company for Farrar Real Estate, LLP
REQUEST	No. 01PL080 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 and 2 of Block 1, Lot 1 of Block 4 and Lot 1 of Block 5 of Farrar Business Park, formerly N1/2 of the SE1/4 Section 16, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.11 Acres
LOCATION	On Deadwood Avenue North lying east of the Interstate 90 Right of Way
EXISTING ZONING	General Commercial (County)
SURROUNDING ZONING	
North:	General Agricultural (County)
South:	Light Industrial (County)
East:	General Agricultural (County)
West:	General Agricultural (County)
PUBLIC UTILITIES	None
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 City Council approval of the Preliminary Plat, revised engineering plans shall be submitted for review and approval;
2. Prior to City Council approval of the Preliminary Plat, the applicant shall provide documentation on the suitability for on-site waste water disposal systems;

Fire Department Recommendations:

3. Prior to City Council approval of the Preliminary Plat, the applicant shall delineate an emergency temporary turnaround at the end of all streets;

Transportation Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a non-access easement shall be delineated along the Deadwood Avenue except for approved approach locations

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the subdivision improvement estimate

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shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,

6. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing a 36 lot commercial subdivision (see 01PL081). The property is located on Deadwood Avenue north of Interstate 90. The property abuts Interstate 90 to the west. Two access roads are being proposed off of Deadwood Avenue and a north/south street parallels the Interstate Highway. The Preliminary and Final Plat is for the first phase and includes four lots.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Sanitary Sewer - The property is located within the service area identified in the 20 year Facility Plan of the Water Reclamation Facility. During initial discussions with the applicant's engineer, Staff indicated that since the property was located within the service boundary that a Subdivision Variance to the Subdivision Regulation waiving the requirement for sanitary sewer would not be supported. The applicant has provided a master plan for providing sanitary sewer. It will require that a lift station be located on the subject property. The applicant's design plans identify the installation of dry sewer for the first phase of the development. The design is based on the sewer master plan provided for the entire property. Staff is requesting that the required information regarding the suitability for on-site waste water disposal systems be submitted. The applicant has indicated that the geotechnical evaluation is currently underway and will be submitted for review and approval.

The Rapid City's Tax Increment Financing Committee recently reviewed the potential for creating a tax increment district to assist in extending water and sewer to the area. Because the area is largely outside the City limits, the City can not currently create such a district. However, the Committee has recommended that the City pursue annexation of the area to facilitate a tax increment district to assist in paying for sewer and water extensions. The annexation recommendation was discussed on Wednesday August 15, 2001 at the Legal and Finance Committee meeting. Based on the actions of the City Council, potentially both city water and sewer may be available to the property in the near future. Staff has informed the property owner of the proposal so that they are aware of the discussion that is going on about the extension of City services to this area.

Water - The Pennington County Fire Coordinator has identified that a central water system that meets all requirements of the Uniform Fire Code will be needed for the development. He has stated that he recommends approval of four lots to be platted before the requirements for a central water system are met. This would allow the developer to initiate development of the property and provide capital for the required improvements. However, whether this property is connected to City water or a community system is developed, no additional property may be platted beyond four lots without the water system being constructed.