

STAFF REPORT

February 7, 2002

No. 01PL124 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Orthopedic Building Partnership
REQUEST	No. 01PL124 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot 1 of Old Rodeo Subdivision
PROPOSED LEGAL DESCRIPTION	Lot 4; and Physician Drive right-of-way, Old Rodeo Subdivision, Located in the NW1/4 of the SW1/4, and in the NE1/4 of the SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2 acres
LOCATION	East of U.S. Highway 16, at the current northern terminus of Physician Drive
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	General Commercial District (PCD)
East:	General Commercial District (PCD)
West:	General Commercial District (PCD)
PUBLIC UTILITIES	City water and sewer to be extended
DATE OF APPLICATION	12/14/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the February 21, 2002 Planning Commission meeting to allow the applicant time to submit the additional required information.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) **This request was continued from the January 10, 2002 Planning Commission meeting.** The applicant is proposing to plat a two acre lot for development in the Black Hills Orthopedics Planned Commercial Development. The proposed lot is located east of U.S. Highway 16 and northeast of the recently completed Black Hills Orthopedic and Spine Center. Physician Drive abuts the proposed lot on the east, however access to the lot will be provided by the existing Jordan Drive right of way. This lot will be the fourth building site developed as part of the Black Hills Orthopedic Planned Commercial Development. Prior to issuance of a

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building permit for this lot an Initial and Final Development Plan must be approved.

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

Drainage: The drainage plan that was reviewed and approved for the lot located south of the proposed lot included a detention facility and a drainage channel that directed the stormwater to the northwest of the Planned Commercial Development. The Engineering Division has noted that currently the stormwater does not leave the site as identified on the design plan and that corrective action needs to be taken to ensure that the stormwater generated by this development does not have a negative impact on the adjacent property. The Engineering Division has requested that the applicant provide grading and drainage plans for the proposed lot as well. **To date, the applicant has not submitted the requested grading and drainage plans for proposed Lot 4. In addition, the applicant has not shown evidence of a drainage easement allowing the stormwater generated by the Planned Development to cross the property to the north or identified what corrective action will be taken to redirect the stormwater that is impacting the property to the north.**

Water Line Easement: When City water was extended to this Planned Commercial Development the design plans showed that a portion of the water line would be constructed outside of the Addison Avenue right of way. To date, the property where the plans showed the waterline would be constructed outside of the street right of way has not been platted. The Engineering Staff is requesting that the applicant record with the Register of Deeds a utility easement for that portion of the water line that is not located within a dedicated right of way or provide evidence showing that all of the City water line serving the proposed lot is located within a dedicated right of way. **The Engineering Staff and Attorney's staff have reviewed the applicant's utility easement document and have noted some revisions that must be completed prior to Planning Commission approval of the Final Plat.**

Fire Department Concerns: The Fire Department staff has indicated that all requirements of the Uniform Fire Code must be met prior to issuance of a Building Permit. In particular, all weather surface roads capable of supporting the weight of fire apparatus must be in place and all turning widths shall be in compliance with the Street Design Criteria Manual prior to any building construction. The applicant should be aware that Section 903.2 of the Uniform Building Code requires that an approved water supply capable of supplying the required fire flow to protect all buildings must be in place prior to construction of any buildings. On-site fire hydrants may be required if any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building.