

STAFF REPORT

February 21, 2002

No. 01PL124 - Preliminary and Final Plat

ITEM 4

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 approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to City Council approval of the Final Plat, the applicant must demonstrate that the Reasonable Use Rule is applicable for this development in lieu of off-site drainage improvements or easements;**
- 2. Prior to City Council approval of the Final Plat, the utility easement document must be filed with the Pennington County Register of Deeds;**
- 3. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;**

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4. **Prior to Final Plat approval by the City Council, the applicant must submit for review and approval conceptual plans identifying how the stormwater will be conveyed from proposed Lot 4 to the detention facility located on the property to the west;**
5. **Prior to Final Plat approval by the City Council, the applicant must provide an estimate for the engineering design and construction of the improvements required to convey the stormwater from proposed Lot 4 to the detention facility located on the property to the west;**
6. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements and the engineering design of the improvements required to convey the stormwater from proposed Lot 4 to the detention facility located on the property to the west that have not been completed shall be posted.**

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the February 7, 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 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 applicant has chosen to address the drainage of this development by applying the Reasonable Use Rule found in state statute. Prior to City Council approval of the Final Plat the applicant must demonstrate to the Engineering Division that the Reasonable Use Rule is applicable for this development in lieu of off-site drainage improvements or easements.**

The drainage plan that was approved for the Lot 2 of Old Rodeo Subdivision, identified that the stormwater runoff from proposed Lot 4 would be directed to the detention facility that is located within the Planned Commercial Development boundary, to the west of proposed Lot 4. The Engineering Division has noted that prior to Final Plat approval the applicant must provide conceptual plans identifying how the stormwater will be conveyed from proposed Lot 4 to the detention facility located within the Planned Commercial Development boundary and bond for engineering and construction of these improvements

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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. **The applicant has submitted the revised utility easement document.**

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.