

STAFF REPORT

March 7, 2002

No. 02PL013 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Franklin Simpson
REQUEST	No. 02PL013 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Tract B - Fountain Springs - Golf Course and Gardens and Tract 13 of the S.G. Interstate Plaza located in the W1/2 NE1/4, E1/2 NW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract B Revised - Fountain Springs - Golf Course and Gardens and Tract 13R2 of the S.G. Interstate Plaza located in the W1/2 NE1/4, E1/2 NW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.799 acres
LOCATION	North of North Plaza Drive and west of Fountain Plaza Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	County
South:	Light Industrial District/General Agriculture District
East:	Light Industrial District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/07/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Fire Department Recommendations:

1. All Uniform Fire Codes shall be continually met;
2. Prior to the start of any building construction, fire hydrants shall be installed and operational;

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3. Prior to the start of any building construction, all-weather access roads shall be constructed to the building site;
4. All streets, turnarounds and access shall comply with all the requirements of the Rapid City Street Design Criteria Manual;

Air Quality Division Recommendations:

5. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits;

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to increase the size of existing lot Tract 13 Revised to 4.799 acres. The property is located west of the Fountain Springs Golf Course, south of U.S. Interstate 90, north of North Plaza Drive and west of the Coca Cola Bottling Plant. By revising the north lot line of Tract 13 Revised of S.G. Interstate Plaza a portion of Tract B of Fountain Springs Golf Course and Gardens will be incorporated into Tract 13 Revised. The applicant is proposing to only plat Tract 13 Revised with this request leaving Tract B of Fountain Springs Golf Course and Gardens a remaining balance. The applicant should be aware that the remaining balance of Tract B of Fountain Springs Golf Course and Gardens will not be transferable until it is replatted.

STAFF REVIEW: Staff has reviewed the proposed plat and has found it to be in general compliance with Zoning Ordinance and Subdivision Regulations. North Plaza Drive, located along the frontage of the property, has been constructed to City standards and water and sewer service are already in place within the North Plaza Drive right of way. The adopted Major Street Plan identifies North Plaza Drive as an arterial street requiring 100 feet of right of way according to the Street Design Criteria Manual. Along the frontage of the proposed lot, the North Plaza Drive right of way is currently 66 feet, 34 feet short of the required 100 feet of right of way. The Subdivision Regulations require that additional right of way be dedicated at the time of platting if the existing right of way is less than what is required by the Street Design Criteria Manual. The plat that has been submitted with this request reflects the dedication of 17 feet along the North Plaza Drive, one half of the additional width required.