

STAFF REPORT
April 8, 2004

No. 04PL036 - Layout and Preliminary Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	Franklin Simpson for Fountain Springs Development
REQUEST	No. 04PL036 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract C-R-3 of Fountain Springs Golf Course and Gardens located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract N of the Fountain Springs Business Park located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0949 acres
LOCATION	Along Fountain Plaza Drive between N. Plaza Drive and South Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/11/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that the pavement width of Fountain Plaza Drive as it abuts the subject property is a minimum width of 26 feet or construction plans shall be submitted for review and approval providing the additional pavement width or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a grading and drainage plan shall

STAFF REPORT
April 8, 2004

No. 04PL036 - Layout and Preliminary Plat

ITEM 34

- be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, construction plans providing curb and gutter along Fountain Plaza Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 5. Upon submittal of the Final Plat, water and sewer connection fees shall be paid;
 6. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
Prior to submittal of the Final Plat, a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial shall be approved;
 7. Prior to submittal of the Final Plat, the plat document shall be revised to show a non-access easement along Fountain Plaza Drive except for approved approach location(s).

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to create a 2.0949 acre lot leaving a non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter along Fountain Plaza Drive as it abuts the subject property. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Light Industrial District. (See companion items #04SV019 and 04RZ018.)

The subject property is located approximately 210 feet south of the N. Plaza Drive/Fountain Plaza Drive intersection on the west side of Fountain Plaza Drive. Currently, the subject property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Layout and Preliminary Plat and has noted the following considerations:

Fountain Plaza Drive: Fountain Plaza Drive is located along the east lot line of the subject property and is classified as an industrial street requiring a minimum 59 foot wide right-of-way with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Fountain Plaza Drive is located in a 66 foot wide right-of-way with an approximate 25 and/or 26 foot wide paved surface with street light conduit, water and sewer. Prior to Preliminary Plat approval by the City Council, the applicant must demonstrate that the pavement width of Fountain Plaza Drive as it abuts the subject property is a minimum width of 26 feet or construction plans must be submitted for review and approval providing the additional pavement width or a Variance to the Subdivision Regulations must be obtained. In addition, construction plans providing curb and gutter must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Water and Sewer: Connection fees to connect to the existing City sewer and water mains

STAFF REPORT
April 8, 2004

No. 04PL036 - Layout and Preliminary Plat

ITEM 34

located in the Fountain Plaza Drive right-of-way have been approved for this area. As such, staff is recommending that the connection fees be paid upon submittal of the Final Plat.

Grading and Drainage Plan: Staff has noted that a grading and drainage plan must be submitted for review and approval. In addition, drainage easements must be provided as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, a grading and drainage plan be submitted as identified and easement(s) provided as needed.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.