

STAFF REPORT
August 26, 2004

No. 04PL093 - Preliminary Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Robert Scull
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL093 - Preliminary Plat The unplatted portion of the SW1/4 SW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Lot 2 and Drainage Lot, Block 1 and dedicated streets, Commerce Park Subdivision, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.17 acres
LOCATION	Northeast of the intersection of Rand Road and Commerce Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the September 9, 2004 Planning Commission meeting to allow the applicant submit additional information.

GENERAL COMMENTS:

(Update August 20, 2004. All revised and/or added text is shown in bold print.) This item was continued at the July 22, 2004 Planning Commission meeting to allow the applicant to submit additional information. The applicant has submitted a Preliminary Plat to subdivide approximately 9 acres into two light industrial lots and one drainage lot.

The subject property is located northeast of the intersection of Rand Road and Commerce Road. Currently, there are structures on the property.

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Staff had recommended that the Preliminary Plat be approved at the July 22, 2004 Planning Commission meeting with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, plans showing structures and driveway approach locations for the property and adjacent properties shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a grading plan for Lot 1 and Lot 2 including existing and proposed grades and sediment and erosion control plans for all improved areas, shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the existing and proposed water lines and appurtenances, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide additional hydrants shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, road construction plans for Commerce Road shall be submitted for review and approval. In particular, road construction plans shall show Commerce Road located in a minimum 100 foot right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained;
6. Prior to Preliminary Plat approval by the City Council, road construction plans for Rand Road shall be submitted for review and approval. In particular, road construction plans shall show Rand Road located in a minimum 60 foot right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained;
7. Prior to Preliminary Plat approval by the Planning Commission, survey plans identifying existing subdivision improvements including, but not limited to water mains, lines and fire hydrants, sanitary sewer mains and service lines, utility locations, manhole elevations and pavement widths shall be submitted for review and approval;
8. Prior to submittal of a Final Plat, **the plat document shall be revised eliminating the separate Drainage Lot, or all water and sewer connection fees associated with the Drainage Lot** shall be paid;
9. Prior to submittal of a Final Plat, the applicant shall submit a revised plat document to show portions of the existing permanent drainage easement to be vacated; and,
10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

As noted earlier, this item was continued at the July 22, 2004 Planning Commission meeting since stipulation number 7 had not been met. As of the writing of this report, the applicant has not submitted the survey plans identifying existing subdivision improvements including, but not limited to water mains, lines and fire hydrants, sanitary sewer mains and service lines, utility locations, manhole elevations and pavement widths. As such, staff recommends that the Preliminary Plat be continued to the September 9, 2004 Planning Commission meeting to allow the applicant to submit the additional information.

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STAFF REVIEW:

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

Drainage: A grading plan for Lot 1 and Lot 2 including existing and proposed grades and sediment and erosion control plans for all improved areas, must be submitted for review and approval. The plat document must be revised to show portions of the existing permanent drainage easement to be vacated. Staff is recommending that upon submittal of a Preliminary Plat approval by the City Council, a grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised as identified.

Fire Protection: The Fire Department staff has indicated that fire hydrants may be required. Staff is recommending that construction plans be submitted including the locations of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide additional hydrants shall be obtained as identified upon Preliminary Plat approval by the City Council.

Commerce Road: Road construction plans must be submitted for review and approval. In particular, Commerce Road is an Arterial Street. The road construction plans must show the street constructed with a minimum 36 foot paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Rand Road: Road construction plans must be submitted for review and approval. In particular, Rand Road is a Collector Street. The road construction plans must show the street constructed with a minimum 26 foot paved surface with curb, gutter, sidewalk or a Variance to the Subdivision Regulations must be obtained.

Water and Sewer: Staff is recommending survey plans be submitted for review and approval identifying existing subdivision improvements including, but not limited to water mains, lines and fire hydrants, sanitary sewer mains and service lines, utility locations, manhole elevations and pavement widths throughout this property.

Sewer and water connection fees have been established for the area involved with this plat, to recover costs from city project #84-4, which extended water supply and wastewater collection systems to this vicinity, on Rand Road. Connection fees are identified as \$15.36 per lineal foot of frontage on Rand Road for the water connection fee, and \$956.88 per acre for the wastewater connection fee. The Rand Road frontage is 705.64 feet; the water connection fee for this plat is therefore \$10,838.63. The wastewater connection fee for the 8.17 acres being platted is \$7,817.71. These fees will need to be paid to the City of Rapid City Finance Office prior to **service connection to the water or sewer systems in this subdivision.**

(Update August 20, 2004)

Additional review of the connection fee procedures has indicated that connection fees are to be paid at the time a permit is obtained to connect a service to the relevant

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utility not at the time of Final Plat. As proposed, this plat would create a non-developable lot ("Drainage Lot") with restrictions against any building or development on the entire parcel. Approval of the plat document, as proposed, would result in foregoing the possibility of any future collection of the connection fees. Staff recommends that the plat be revised to eliminate the separate, non-developable lot (that is, include the area of the drainage lot into one or more adjacent developable lots.) Alternatively it is recommended that any connection fees attributable to the drainage lot be paid prior to approval of the Final Plat. As presently configured this would be a water connection fee of \$6,230.63 and a sewer connection fee of \$2,172.12 (based on 405.64 feet of Rand Road frontage for water and a 2.27 acre area for the sewer fee calculation.)

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