

STAFF REPORT
October 7, 2004

No. 04PL131 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting
REQUEST	No. 04PL131 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	NE1/4 SW1/4 SE1/4 and the N1/2 SE1/4 SW1/4 SE1/4, all in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 10, Block 2, Commerce Park Subdivision, located in the E1/2 SW1/4 SE1/4 Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.8 acres
LOCATION	Extension of Fountain Plaza Drive to South Plaza Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Public District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. All Uniform Fire Codes shall be continually met;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information identifying the soil testing and design calculations for pavement design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings and submitted for review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff;
4. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the extension of water and sewer as well as private utilities (i.e., electricity, gas, telephone);
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;

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6. Prior to submittal of a Final Plat application, the plat document shall be revised to read "Township Two North", not "Township One North";
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements as needed;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to read, "Sophia Court" in place of "ROW2";
9. Prior to submittal of a Final Plat application, the plat document shall be revised to show a 50 foot access restriction at the corners of Lot 1 and Lot 8 ; and,
10. 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately 14 acres into ten light industrial lots.

The subject property is located southeast of the intersection of South Plaza Drive and Fountain Plaza Drive. Currently, there are no structures on the property.

STAFF REVIEW:

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

Construction Plans: Staff recommends revised construction plans showing changes identified on the redlined drawings must be submitted prior to Preliminary Plat approval by the City Council for review and approval. In addition, the redlined drawings must be returned to staff. All construction must be in accordance with an approved set of plans.

Plat: Staff recommends the plat document must be revised and to read the correct legal description prior to submittal of the Final Plat. In particular, the plat document must read, "Township Two North" instead of "Township One North" and the plat document must read, "Sophia Court", not "ROW2". The plat document must be revised to show 50 foot access restrictions at the corners of Lot 1 and Lot 8. In addition, drainage easements must be shown as needed.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,500 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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