

STAFF REPORT
October 27, 2005

No. 05PL183 - Preliminary Plat

ITEM 49

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Farrar Real Estate, LLC
REQUEST	No. 05PL183 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1, Block 5, Farrar Business Park, and a portion of the NE1/4 SE1/4, Section 16, all located in the NE1/4 SE1/4, Section 16, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and Lot 2, Block 2; Lots 1 and 2, Block 3; Lots 2 and 3, Block 4, Farrar Business Park, and a portion of the NE1/4 SE1/4, Section 16, all located in the NE1/4 SE1/4, Section 16, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.0 acres
LOCATION	At the southwest corner of the intersection of Calamity Road and Hickock Trail
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District
East:	General Agriculture District
West:	Limited Agriculture District - Heavy Industrial District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat for Lot 1R and Lot 2, Block 2; Lots 1 and 2, Block 3; and Lots 2 and 3, Block 4, of Farrar Business Park. In addition, the applicant has requested a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, and sewer and to reduce the surface width along Deadwood Avenue and to waive the requirement to install sanitary sewer along Buffalo Bill Road. (See companion item #05SV071.)

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The current zoning for the property is a General Commercial District. The proposed lots are south of Calamity Road and west of Deadwood Avenue in the Farrar Business Park.

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

Sewer: The Preliminary Plat identifies a sewer main to be extended from Hickock Trail to Buffalo Bill Road within an easement located on the subject property. As such, the construction plan must be revised for review and approval to provide a minimum 12 foot wide all weather maintenance road for the sewer main.

Grading: Staff has noted that a revised grading plan must be submitted for review and approval. In particular, the grading plan must address all proposed areas of development on the site as well as to demonstrate that the contour lines close. In addition, a drainage plan must be submitted addressing current improvements and any downstream features and improvements, accordingly. In addition, the plat document must be revised to show drainage easements as needed.

Buffalo Bill Road: Buffalo Bill Road is proposed to be located along the northern and southern lot lines of the proposed Lots 1 and 2 of Block 3, proposed Lot 2 of Block 2, and proposed Lot 3 of Block 4. Buffalo Bill Road is classified as a minor arterial road on the City's Major Street Plan. A minor arterial road must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, the Preliminary Plat shows Buffalo Bill Road located within a 60 foot wide right-of-way and is an unimproved road. Prior to Preliminary Plat approval by the City Council, road construction plans for Buffalo Bill Road must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Deadwood Avenue: Deadwood Avenue is located along the eastern lot line of the subject property and is classified as a principal arterial road on the City's Major Street Plan. A principal arterial road must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently Deadwood Avenue has a 66 foot wide right-of-way and is constructed with 26 foot wide paved street section. Currently, there is no curb, gutter, sidewalk, or sewer installed along this portion of Deadwood Avenue. Prior to Preliminary Plat approval by the City Council, road construction plans for Deadwood Avenue must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: The Rapid City Fire Department has raised concerns with water issues to the site. In particular, connecting to the proposed well will result in excessive pressure precluding the well as a water source to the site. As such, staff is recommending that the Preliminary Plat be denied without prejudice to allow the applicant to identify a viable water source. The applicant should be aware that any future water system must be designed to accommodate fire hydrants and fire suppression systems and sized correctly to minimize future street cuts.

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Due to the water concerns as noted above, staff is recommending that the Preliminary Plat be denied without prejudice.