STAFF REPORT
February 9, 2006

No. 06PL004 - Preliminary Plat   ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	**No. 06PL004 - Preliminary Plat**
EXISTING LEGAL DESCRIPTION	Lot A of the NE1/4 of the NW1/4 less Lot H1 and less the Right-of-Way and the unplatted portion of the NW1/4 of the NE1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 109.65 acres
LOCATION	At the southeast corner of the intersection of Elk Vale Road and Old Folsom Road
EXISTING ZONING	Light Industrial District

SURROUNDING ZONING
  North: General Agriculture District
  South: Heavy Industrial District - General Commercial District
  East: Limited Agriculture District (Pennington County)
  West: Light Industrial District

PUBLIC UTILITIES	City
DATE OF APPLICATION	1/13/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:
Staff recommends that the Preliminary Plat be approved with the following stipulations:
1. An exception to the Street Design Criteria Manual to allow a cul-de-sac length to 1316 feet in lieu of 1200 feet in an industrial area and to allow more than 200 trips per day on the cul-de-sac is hereby granted;
2. Prior to start of construction an Air Quality permit shall be obtained;
3. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation of curb, gutter, street light conduit, sidewalk, water, sewer and additional pavement along Elk Vale Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained**.**
4. Prior to Preliminary Plat approval by Planning Commission, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department
5. Prior to Preliminary Plat approval by Planning Commission, a Master Plan for the entire site shall be submitted for review and approval:
6. Prior to Preliminary Plat approval by Planning Commission, access easements for utilities shall be obtained and recorded with the Register of Deeds and a copy shall be submitted

to Growth Management.

7.   Prior to Preliminary Plat approval by Planning Commission, a South Dakota Department of Transportation approach permit for Creek Drive shall be obtained and a copy submitted to Growth Management;

8.   Prior to Preliminary Plat approval by Planning Commission, a grading permit from the South Dakota Department of Transportation for work in the right-of-way along Elk Vale Road shall be obtained and a copy submitted to Growth Management;

9.   Prior to Preliminary Plat approval by Planning Commission, a utilities easement for improvements in the railroad right-of-way shall be obtained and recorded and a copy submitted to Growth Management;

10.   Upon submittal of the Final Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and;

11.   Upon submittal of the 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.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat for the Marlin Industrial Park Plating seven lots. The property is described as Lot A of the NW1/4 of the NW1/4 less Lot H1 and less the Right-of-Way and the unplatted portion of the NW1/4 of the NE1/4 of Section 20, T1n, R8E, BHM, Rapid City, Pennington County, South Dakota. The property is more generally described as being located at the southwest corner of the intersection of Elk Vale Road and Folsom Road. The property is zoned Light Industrial.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (See companion item 06SV003) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water and sewer and along Elk Vale Road as it abuts the subject property.

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

Master Plan: In accordance with the adoptive resolution, a master plan for the entire property is requested to be submitted. To date, a master plan has not been submitted.

Easements: The proposed development plan identifies the extension of utilities in the Elk Vale Road and railroad right-of-way. This design plan requires that easements be obtained from the South Dakota Department of Transportation and the railroad. Other wise alternative design plans will need to be submitted. Prior to Preliminary Plat approval, easements for utilities located within the Elk Vale Road and railroad right-of-way shall be obtained and recorded with the Register of Deeds and a copy shall be submitted to the Growth Management Department.

Flood Plain Development Permit: On February 2, 2006 a Flood Plain Permit was obtained from Rapid City Public Works Department to perform work within the Flood Plain located within the proposed subdivision.

Approach Permit: Prior to Preliminary Plat approval, an approach permit from the State of South Dakota Department of Transportation, allowing an approach off of Elk Vale Road onto Creek Drive shall be obtained and a copy submitted to the Growth Management

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Department.

Grading Permit: Prior to any grading work being performed in the right-of-way along Elk Vale Road, a drainage, grading and erosion control plan shall be submitted for review and approval**.**

 As a portion of the grading work is being proposed to be located in the South Dakota Department of Transportation right-of-way, a permit to work in the right-of-way must be obtained and a copy submitted to the Growth Management Department.

Subdivision Improvements: Surety for incomplete subdivision improvements must be posted prior to Final Plat submittal along with subdivision inspection fees.

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