

STAFF REPORT
March 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 water, sewer
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 City Council**, 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;
4. **Prior to start of construction**, access easements for utilities shall be obtained and recorded with the Register of Deeds and a copy shall be submitted to Growth Management;
5. **Prior to start of construction**, a South Dakota Department of Transportation approach permit for Creek Drive shall be obtained and a copy submitted to Growth Management;

STAFF REPORT
March 9, 2006

No. 06PL004 - Preliminary Plat

ITEM 8

6. **Prior to start of construction**, 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;
7. **Prior to Preliminary Plat approval by City Council**, the Iowa, Chicago & Eastern Railroad Corporation shall enter into an agreement with the City of Rapid City to allow the construction of City water and sewer lines in the Railroad right-of-way. In addition the agreement shall be recorded at the Register of Deeds Office;
8. **Upon submittal of the Final Plat application**, a cost estimate for the subdivision improvements shall be submitted for review and approval; and;
9. **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: (Update, March 1, 2006. All revised and/or added text is shown in bold print.) The applicant has submitted all the required information.

(Update, February 15, 2006. All revised and/or added text is shown in bold print.) This item was continued at the January 26, 2006 Planning Commission as the following recommended stipulations for approval had not been met:

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.

STAFF REVIEW: Staff has reviewed the Preliminary Plat in accordance with Chapter 16 of the Rapid City Municipal Code 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. On February 2, 2006 a Master Plan for the entire area was submitted to the Growth Management Department for review and approval.

Easements: The proposed development plan identifies the extension of utilities in the Elk Vale Road and railroad's right-of-way. This design plan requires that easements or licenses to place the utilities within the right-of-way be obtained. An easement from the South Dakota Department of Transportation and a license from the Railroad shall be obtained and recorded and a copy submitted to the Growth Management Department. Other wise alternative design plans will need to be submitted for review and approval for the location of the utilities. Staff recommends that prior to Preliminary Plat approval, an easement and/or license for utilities located within the Elk Vale Road and Railroad's right-of-way shall be obtained and recorded with the Register of Deeds and a copy shall be submitted to the Growth Management Department. **On February 28, 2006 the applicant submitted an agreement between the Iowa, Chicago & Eastern Railroad Corporation and the City of Rapid City to grant permission to construct City water and sewer line in the Railroad right-of-way. The applicant also submitted a request to authorize the Mayor and**

STAFF REPORT
March 9, 2006

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ITEM 8

Finance Officer to sign the agreement. The City Council will consider this request at their March 6, 2006 City Council meeting.

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 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 recommends that the Preliminary Plat application be approved with the above stated stipulations.