

STAFF REPORT  
July 27, 2006

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**No. 06PL105 - Preliminary Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass, LLC
REQUEST	<b>No. 06PL105 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the W1/2 NE1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Block 4; Lots 1 thru 3, Block 5; and Lots 1 and 2 of Block 6; all of I90 Heartland Business Park, and deciated public right of way shown as Dakota Craft Drive, formerly a portion of the unplatted balance of the W1/2 NE1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35.8 acres
LOCATION	North of Mall Drive and West of Elk Vale Road
EXISTING ZONING	Light Industrial District - General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	General Commercial District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/13/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, a utility easement for the portion of public utilities proposed for construction north of the proposed plat shall be submitted for review and approval and recorded with the Register of Deeds Office;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
3. All applicable provisions of the International Fire Code shall be continually met;
4. Prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for

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5. review and approval dedicating the required non-access easements;
6. Prior to City Council approval, revised construction plans shall be submitted for review and approval or exceptions shall be obtained;
7. Prior to Preliminary Plat approval by City Council, if and as needed, a Comprehensive Plan Amendment to the Major Street Plan relocating the street as proposed be approved or the plat document be revised accordingly;
8. Prior to Preliminary Plat approval by City Council, all red line comments shall be addressed and resubmitted for review and approval; and,
9. Prior to Final Plat approval by the City Council, 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 create six commercial and light industrial lots on the above legally described property. In addition, the applicant has submitted a Rezoning Request and Comprehensive Plan Amendment for a portion of the subject property. (See companion items 06RZ021 and 06CA021.)

On May 5, 2003, the City Council approved a Layout Plat (03PL038) to subdivide 139 acres into 34 lots. The Layout Plat included the subject property.

On July 21, 2003 City Council also approved a Comprehensive Plan Amendment to the Major Street Plan (03CA018) for the subject property.

The property is located north of Mall Drive and west Elk Vale Road and is currently void of any structural development.

**STAFF REVIEW:**

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

**Dakota Craft Drive:** Staff noted that the proposed Dakota Craft Drive is classified as a proposed collector street on the Major Street Plan requiring that the street be located in a minimum 60 foot wide right-of-way with no on street parking and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant's plans indicate a 60 foot wide right-of-way constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff also noted that dispatch staff approved the proposed name for Dakota Craft Drive.

**Major Street Plan:** Dakota Craft Drive is identified as a proposed collector on the Major Street Plan. A Comprehensive Plan Amendment to the Major Street Plan (03CA028) was approved by City Council for the subject property on July 21, 2003. Staff noted that the proposed location of Dakota Craft Drive on the Preliminary Plat does not appear to match the location of the proposed collector on the Major Street Plan. Staff is in the process of reviewing the issue in more detail. Staff is recommending that prior to Preliminary Plat approval by City Council, if and as needed, a Comprehensive Plan Amendment to the Major Street Plan relocating the street as proposed be approved or the plat document be revised accordingly.

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Water and Sewer: Staff noted that the applicant is proposing to construct sewer mains north of the proposed plat to the proposed Seger Drive. Staff noted that a utility easement would be required for these improvements. Staff is recommending that prior to Preliminary Plat approval by City Council, a utility easement shall be submitted for review and approval and recorded with the Register of Deeds Office.

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 International Fire Code. In addition, fire hydrants will be required as per City Standards and International Fire Code. The fire hydrants must be in place and operational prior to any building construction. Minimum residential and/or commercial fire flows must be provided as needed. The commercial 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 International Fire Code be continually met.

Easements: Staff noted that the required non-access easements along Mall Drive and Dakota Craft Drive were not shown on the plans. Staff is recommending that prior to Preliminary Plat approval by City Council, a revised plan shall be submitted for review and approval dedicating the required non-access easements.

Special Exceptions: Staff noted that the proposed approaches are shown at 44 feet in width and more than two approaches are shown to service each lot. The Street Design Criteria Manual allows a maximum 28 foot wide approach and a maximum of two approaches per lot. Staff is recommending that prior to City Council approval, revised construction plans shall be submitted for review and approval or exceptions shall be obtained.

Redline Comments: Staff is recommending that prior to Preliminary Plat approval by City Council, all redline comments shall be addressed and resubmitted for review and approval.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.