

STAFF REPORT
December 7, 2006

No. 06PL181 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Franklin O. Simpson
REQUEST	No. 06PL181 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the S1/2 NE1/4, south of I90 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the northeast corner of Tract L of Fountain Springs Business Park Thence S63°36'03"E 71.35 feet to the true point of beginning; Thence S77°20'21"E 464.75 feet along the 83 foot Right-of-way of North Plaza Drive to a point; Thence S12°39'39"W 398.51 feet to a point; Thence S48°33'44"W 190.08 feet to a point; Thence S89°22'32"W 217.00 feet to a point on the Right-of-way of Fountain Plaza Drive; Thence N00°37'28"W 611.03 feet along said Right-of-way to the beginning of a curve concave to the East having a radius of 251.57 feet; Thence northeasterly 7.85 feet along said curve to the true point of beginning
PROPOSED LEGAL DESCRIPTION	Tract P of Fountain Springs Business Park and dedicated public right-of-way located in the S1/2 NE1/4 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.0 acres
LOCATION	Southeast of the intersection of Plaza Drive and Fountain Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/9/2006

STAFF REPORT
December 7, 2006

No. 06PL181 - Preliminary Plat

ITEM 17

REVIEWED BY

Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for North Plaza Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Fountain Plaza Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 26 foot wide paved surface, curb, gutter and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval to determine whether drainage easement(s) must be provided on the proposed lot or within the unplatted parcel to accommodate existing flows. In addition, prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements and/or drainage easement(s) shall be recorded at the Register of Deed's Office as needed;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the western 115 feet of North Plaza Drive and the northern 50 feet of Fountain Plaza Drive as they abut the subject property or an Exception to the Street Design Criteria Manual shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
6. Upon submittal of a 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; and,
7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a five acre lot leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 24 feet along North Plaza Drive, to reduce the pavement width from 26 feet to 24 feet along Fountain Plaza Drive and to waive the requirement to install curb, gutter, sidewalk and street light conduit along North Plaza Drive and Fountain Plaza Drive. (See companion item #06SV071.)

The property is located in the southeast corner of the intersection of North Plaza Drive and Fountain Plaza Drive. To date, the subject property is void of any structural development.

STAFF REVIEW:

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

North Plaza Drive: North Plaza Drive is located along the north lot line of the subject property

STAFF REPORT
December 7, 2006

No. 06PL181 - Preliminary Plat

ITEM 17

and is identified on the City's Major Street Plan as a minor arterial street requiring that the street 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, water and sewer. North Plaza Drive is currently located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. The Preliminary Plat identifies the dedication of 17 additional feet of right-of-way for North Plaza Drive as it abuts the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Fountain Plaza Drive: Fountain Plaza Drive is located along the west lot line of the subject property and is classified as an industrial street requiring that the street be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Fountain Plaza Drive is currently located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: No street improvements and/or grading are being proposed as a part of this Preliminary Plat application. However, drainage information must be submitted for review and approval identifying whether drainage easement(s) must be provided on the proposed lot or within the unplatted parcel to accommodate existing flows. Staff is recommending that the drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, prior to submittal of a Final Plat application, the plat document must be revised to show drainage easements and/or drainage easement(s) must be recorded at the Register of Deed's Office as needed.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a Warranty Surety be submitted for review and approval as required.

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