

STAFF REPORT  
August 23, 2007

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**No. 07PL073 - Preliminary Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bypass, LLC
REQUEST	<b>No. 07PL073 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The W1/2 of the NE1/4 less I90 Heartland Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.21 acres
LOCATION	North of Mall Drive and west of Elk Vale Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Light Industrial District
East:	Light Industrial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/25/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, the proposed temporary turnaround at the end of Rearden Court shall be redesigned to provide emergency and maintenance vehicle access as per the Street Design Criteria Manual and the currently adopted Fire Code;
3. Prior to submittal of a Final Plat application, a temporary turnaround easement shall be recorded at the Register of Deed's Office for the turnaround to be constructed at the end of Seger Drive;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the entire frontage of Lot 4 of Block 2, Lot 6 of Block 5, Lot 4 of Block 6, and Lot 1 of Block 7 as they abut Seger Drive or an Exception shall be obtained to allow access from the higher order street;
5. Prior to submittal of a Final Plat application, the applicant shall enter into a covenant agreement to participate in the cost of upgrading the Elk Vale Road lift station as needed

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- to serve the proposed development;
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:

On June 21, 2007, the Planning Commission approved a Preliminary Plat (#07PL073) to subdivide the property into 12 lots. On August 6, 2007, the City Council sent the Preliminary Plat back to the Planning Commission for reconsideration at the applicant's request. In particular, the applicant submitted a revised Preliminary Plat showing the subdivision of the property into 14 lots in lieu of 12 lots as originally proposed.

On May 5, 2003, the City Council approved a Layout Plat (File #03PL038) to subdivide approximately 139 acres into 34 lots, including the subject property. On July 22, 2004, the City Council approved a Vacation of Section Line Highway (File #04VR004) vacating the section line highway located along the north lot line of the subject property.

On July 2, 2007, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (File #07CA024) to eliminate a portion of a collector street extending through the subject property.

The subject property is located north of E. Mall Drive and west of 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:

Utilities: The N. Elk Vale Road Lift Station will serve the subject property. With information submitted in conjunction with other development in the area served by the lift station, it appears that additional lift station capacity is required to accommodate further platting including Forefather Flats, Rushmore Crossing and this development. The City is currently reviewing options to increase the capacity of the lift station in order to serve all of the proposed development within the area. It is anticipated that improvements to the lift station will increase capacity to 750 or 1,000 gallons per minute, depending upon the improvement. Staff is recommending that prior to submittal of a Final Plat application, the applicant enter into a covenant agreement to participate in the cost of upgrading the Elk Vale Road lift station as needed to serve the proposed development.

Construction Plans: The construction plans show Seger Drive, a minor arterial street, located within a 100 foot wide right-of-way and constructed with three 12 foot wide paved lanes, curb, gutter, street light conduit, water and sewer. In addition, the construction plans show Dakota Street, a collector street with no on-street parking, located within a 60 foot wide right-of-way and a varied pavement width of 26 feet to 36 feet, curb, gutter, street light conduit, water and sewer. The construction plans also show Rearden Court, an industrial street with no on-street parking, located within a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Staff

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is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes be made to the construction plans as identified on the red lined drawings. In particular, the proposed temporary turnaround at the end of Rearden Court must be redesigned to provide emergency and maintenance vehicle access as per the Street Design Criteria Manual and the currently adopted Fire Code. In addition, the red lined drawings must be returned to the Growth Management Department.

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 addition, 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.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.