

STAFF REPORT
October 6, 2005

No. 05PL168 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Frank Brink & Sons, Inc.
REQUEST	No. 05PL168 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract L, Rand Addition, located in the W1/2 NW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.74 acres
LOCATION	At the northern terminus of Samco Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/9/2005
REVIEWED BY	Mike Maxwell / Michelle Horkey

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, a current grading plan shall be submitted for review and approval.
3. Prior to Preliminary Plat approval by the City Council, a current drainage plan shall be submitted for review and approval.
4. Prior to Preliminary Plat approval by the City Council, a revised water and waste water plan shall be submitted for review and approval.
5. Prior to Preliminary Plat approval by the City Council, a comprehensive parking plan shall be submitted for review and approval. The plan shall show the required number of parking spaces for each business located on the parcel.
6. Upon submittal of the Final Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval.
7. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

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GENERAL COMMENTS: The applicant has submitted a Preliminary Plat proposing to subdivide a 15.75 acre parcel into two tracts, Tract A and B. The tracts are 3.52 acres and 11.98 acres respectfully. The property is located at the northern terminus of Samco Road. Currently, there are two light industrial businesses located on the property.

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

Grading: The provided grading plan does not appear to represent the current site conditions. A revised grading plan showing all the inlets for the property and the property contours must be submitted for review and approval and the plat document revised accordingly prior to Preliminary Plat approval by the City Council.

Drainage: A drainage plan must be submitted for review and approval. No drainage plan was provided at time of submittal. Staff is recommending that a drainage plan be submitted for review and approval and the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.

Water and Sewer: The provided water and waste water plan is unclear. A revised water and waste water plan prepared by a Registered Professional Engineer showing the extension of the sanitary sewer mains and service lines shall be submitted for review and approval. Staff is recommending that the revised water and waste water plan be submitted for review and approval and the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.

Parking: A comprehensive parking plan and layout for each business must be submitted clearly showing the required number of spaces for each business after the division to ensue that adequate parking is available and that on-street parking will not be required to support this division. Staff is recommending that the revised parking plan and layout be submitted for review and approval and the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.