

STAFF REPORT

February 7, 2002

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**No. 02PL003 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PL003 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	SE1/4NE1/4 & W1/2SE1/4 of Section 14, T2N, R7E BHM, Pennington County, South Dakota; and NE1/4 NE1/4 of Section 23, T2N, R7E, BHM Pennington County, South Dakota; and SW/14 NW/14, less Haines Avenue Right of Way and NW1/4 SW1/4 Section 13, T2N, R7E, BHM, Pennington County, South Dakota; and Lots 5 and 6 of Madison's Subdivision, in the City of Rapid City, as shown on the final plat recorded in Book 12 of Plats on Page 106, Pennington County Register of Deeds.
PARCEL ACREAGE	Approximately 251 acres
LOCATION	West of Haines Avenue
EXISTING ZONING	Low Density Residential II District (City)/General Agriculture District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Mobile Home Residential I District (City)
East:	Medium Density Residential/Mobile Home Residential I (City)/General Agriculture District (County)
West:	Limited Agriculture District (County)/General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	01/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the February 21, 2002 Planning Commission meeting to allow staff time to review recently submitted topographic information.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to create a 389 lot residential development to be known as "Henderson Ranch". Currently, a single family

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---

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---

residence is located on a portion of the subject property currently identified as Lot 5, Madison Subdivision, directly west of Haines Avenue. The remaining balance of the subject property is void of any structural development. The property is located approximately 1,400 feet north of the intersection of Country Road and Haines Avenue, on the west side of Haines Avenue.

STAFF REVIEW: Staff has reviewed the Layout Plat and has identified the following considerations:

Zoning: A portion of the subject property is located within the incorporated City limits of Rapid City and is currently zoned Medium Density Residential District. The balance of the property is located in Pennington County, outside the incorporated City limits of Rapid City, and is currently zoned General Agriculture District. Upon platting, that portion of the subject property located outside the City limits must be annexed into the City pursuant to adopted City policy. Upon annexation, the property will be zoned No Use District. Prior to Final Plat approval, the property must be rezoned to allow the proposed residential development. A portion of the subject property located along Haines Avenue is identified in the 1980 Rapid City Comprehensive Plan as appropriate for residential use. The balance of the property is identified as appropriate for limited agriculture use. Prior to approval of a Final Plat, that portion of the property to be annexed must be rezoned to allow the proposed residential development and the Rapid City Comprehensive Plan must be amended accordingly.

Structural Site Plan: A staff site inspection identified a single family residence located on existing Lot 5, Madison Subdivision, directly west of Haines Avenue. Prior to City Council approval of the Layout Plat, a structural site plan must be submitted for review and approval to insure that minimum setback requirements are being maintained along future right-of-way(s) and proposed lot lines.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet; the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that several of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Master Plan: The Layout Plat identifies the adjacent 280 acres located directly west of the proposed subdivision as "Future Development". The applicant has recently indicated that this area is under separate ownership from the subject property and is no longer a part of the proposed development. Prior to City Council approval, the Layout Plat must be revised eliminating the "Future Development" area from the proposed plat or a Master Plan must be submitted identifying the proposed development of the 280 acres.

Water and Sewer: The Engineering Division has indicated that the subject property is located in the North Rapid High Water Zone. Upon Preliminary Plat submittal, a Master Water Plan must be submitted for review and approval. The Master Plan must identify area(s) where pressure reducing valves and zone separation(s) are required.

## STAFF REPORT

February 7, 2002

---

**No. 02PL003 - Layout Plat**

**ITEM 8**

---

The Engineering Division has also indicated that sanitary sewer service from the subject property will utilize the Mall Ridge Lift Station. Upon Preliminary Plat submittal, a Master Wastewater Plan must be submitted for review and approval. In addition, the applicant must enter into an agreement with the City to allow the Mall Ridge Lift Station to serve the proposed development prior to Final Plat approval. The Engineering Division has also indicated that modification(s) to the lift station may be necessary before the subdivision can be constructed.

Topographic Information: Topographic information was submitted on January 24, 2002, thirteen days after the submittal deadline. As such, staff is recommending that the Layout Plat be continued to the February 21, 2002 Planning Commission meeting to allow staff additional time to review the information. In particular, the Engineering Division has indicated that drainage concerns relative to the proposed development cannot be evaluated until the topographic information is reviewed.

The Engineering Division has also indicated that the proposed Layout Plat does not identify a north/south collector road along the section line located in the middle of the proposed development nor a collector road extending east/west in alignment with Country Road as identified on the Major Street Plan. It appears that alternate roadways within the proposed subdivision may serve as collector roads. The topographic information must be reviewed to identify if these locations are better options. In addition, the Engineering Division has indicated that upon submittal of a Preliminary Plat, road construction plans along with geotechnical information must be submitted for review and approval. The applicant should be aware that variations in the road location(s) as identified on the approved Major Street Plan may require an amendment to the Major Street Pan.

Section Line: As previously indicated a north/south section line is located in the middle of the proposed development. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements; or the section line highway must be vacated. A portion of the east half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

Staff is recommending that the Layout Plat be continued to the February 21, 2002 Planning Commission meeting to allow staff time to review recently submitted topographic information as identified above.

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