

STAFF REPORT

October 23, 2003

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**No. 03PL098 - Layout Plat**

**ITEM 39**

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GENERAL INFORMATION:

PETITIONER	Gordon Howie for Galen Steen
REQUEST	<b>No. 03PL098 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	SW1/4 NE1/4; the west 66 feet of NW1/4 NE1/4, Section 25, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota and a portion of SE1/4, Section 25, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Steen Subdivision, located in E1/2, Section 25, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	
LOCATION	Southeast of the intersection of Anderson Road and South Side Drive
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/26/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, a complete grading plan shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed;
3. Upon submittal of a Preliminary Plat, the plat document showing a ditch easement for the South Side Ditch shall be submitted for review and approval;

## STAFF REPORT

October 23, 2003

---

**No. 03PL098 - Layout Plat**

**ITEM 39**

---

4. Upon submittal of the Preliminary Plat, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of utilities through the subject property as well as to adjacent properties;
5. Upon submittal of a Preliminary Plat, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. If an on-site waste-water system is proposed, then a plan prepared by a Registered Professional Engineer shall be submitted for review and approval;
6. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In addition, utility easements shall be provided as needed;
7. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted showing the location of utilities, storm drainage, curb and gutter and sidewalk improvements for all adjacent and interior roadways. In addition, soil testing and design calculations for pavement design shall be submitted for review and approval;
8. Upon submittal of the Preliminary Plat, construction plans for the north-south street shall be submitted for review and approval. In particular, the north-south street shall be constructed as a collector street with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of the Preliminary Plat, construction plans for the east-west street shall be submitted for review and approval. In particular, the east-west street shall be constructed as a collector street with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Upon submittal of the Preliminary Plat, a structural site plan shall be submitted for review and approval;
11. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;

Fire Department Recommendation:

12. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;
13. All Uniform Fire Code shall be continually met;

South Dakota Department of Transportation Recommendation:

14. Prior to Preliminary Plat approval by the City Council, an approach permit shall be obtained for the north-south street connection to S.D. Highway 44;

Emergency Service Communication Center Recommendation:

15. Prior to Final Plat approval by the City Council, road names for the two streets shall be submitted for review and approval. In addition, the plat document shall be revised to

## STAFF REPORT

October 23, 2003

---

**No. 03PL098 - Layout Plat**

**ITEM 39**

---

show the approved road names;

Pennington county Planning Department Recommendation:

16. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture District to allow the proposed 33.4 acre and the 14.3 acre lot;

Urban Planning Division Recommendations:

17. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
18. 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 Layout Plat proposing to subdivide approximately 80 acres into two parcels, leaving an approximate 30 acre non-transferable balance. The two lots are to be known as Lot 1 and 2 of Steen Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the two proposed streets within the subdivision. (See companion item #03SV039.)

The subject property is located southeast of the intersection of Anderson Road and South Side Drive, directly south of the City's waste-water treatment plant. A majority of the subject property is located outside of the City's Platting jurisdiction. As such, both the City and the County must review and approve the proposed plat document.

STAFF REVIEW:

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

Pennington County Planning Department: The Pennington County Planning Department has indicated that the subject property is currently zoned General Agriculture District. The General Agriculture District requires a minimum lot size of 40 acres. The proposed plat will create a 33.4 acre lot and a 14.3 acre lot. As such, prior to Final Plat approval, the subject property must be rezoned to allow the proposed lot(s).

To date, a structural site plan has not been submitted for review and approval. It appears that a single family residence is located on proposed Lot 2 and that several accessory structures are located on proposed Lot 1. Upon submittal of a Preliminary Plat, a structural site plan must be submitted for review and approval identifying that the existing structures do not encroach into any minimum required setbacks and that the proposed use(s) are allowed on each lot.

Drainage and Grading Plan: The Engineering Division has indicated that a grading and drainage plan must be submitted for review and approval. In addition, the Engineering Division has indicated that the South Side Ditch runs through the subject property. As such,

## STAFF REPORT

October 23, 2003

---

**No. 03PL098 - Layout Plat**

**ITEM 39**

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a ditch easement must be shown on the plat document. Staff is recommending that the grading and drainage plan, as well as a revised plat document showing the ditch easement, be submitted for review and approval upon submittal of the Preliminary Plat.

Water and Sewer Plans: The Engineering Division has indicated that water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sanitary sewer mains and service lines must be submitted for review and approval. If an interim on-site waste-water system is proposed, than a plan prepared by a Registered Professional Engineer must be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed. Staff is recommending that the water and sewer plans be submitted for review and approval upon submittal of the Preliminary Plat.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,000 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. In addition, the plan must be implemented prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction.

North-south Street: A north-south street, extending south from S.D. Highway 44, serves as legal access to the subject property. The road is identified as a collector street on the City's Major Street Plan. As such, the north-south street must be constructed with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the South Dakota Department of Transportation has indicated that an approach permit must be obtained for the north-south street as it connects with S.D. Highway 44.

East-west Street: The Layout Plat identifies an east-west street extending through proposed Lot 1. The road is identified as a collector street on the City's Major Street Plan. As such, the east-west street must be constructed with a minimum 60 foot wide right-of-way and a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that road name(s) for both the north-south street and the east-west street must be submitted for review and approval. In addition, the plat document must be revised to show the approved road names prior to Final Plat approval.

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