

STAFF REPORT

March 25, 2004

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**No. 04PL022 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Gordon Howie for Galen Steen
REQUEST	<b>No. 04PL022 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The west 66 feet of NW1/4 NE1/4, the SW1/4 NE1/4 and a portion of the NW1/4 SE1/4 of Section 25, located in the E1/2, Section 25, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Steen Subdivision, located in the E1/2, Section 25, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.983 acres
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	Private water and wastewater
DATE OF APPLICATION	02/24/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

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

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4. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. If a shared well is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed
7. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
11. Prior to Preliminary Plat approval by the City Council, a structural site plan shall be submitted for review and approval;
12. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
13. Prior to Preliminary Plat approval by the City Council, 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 or a Variance to the Subdivision Regulations shall be obtained;
14. All Uniform Fire Code shall be continually met;
15. Prior to submittal of the Final Plat, road names for the two streets shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road names;
16. Prior to submittal of the Final Plat, the property shall be rezoned from General Agriculture

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16. District to allow the proposed 33.4 acre and the 14.3 acre lot; and, 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.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary plat to subdivide approximately 80 acres into two parcels, leaving an approximate 30 acre non-transferable balance. The two lots are proposed to be identified as Lot 1 and 2 of Steen Subdivision.

On November 3, 2003, the City Council approved a Layout Plat to subdivide the subject property as shown on this Preliminary Plat. In addition, the Planning Commission recommended approval of 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. A stipulation of approval requires that the applicant sign a waiver of right to protest any future assessment for the improvements. To date, the applicant has not signed the form, and; as such, the City Council has continued the Variance to the Subdivision Regulation request to their April 5, 2004 City Council meeting. (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 Preliminary 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 submittal of a Final Plat, 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. Prior to Preliminary Plat approval by the City Council, 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 applicant has submitted a grading and drainage plan. However, the plans must be revised as identified on the redlined drawings and submitted for review and approval. Staff has also noted that the South Side Ditch runs through the subject property. As such, a ditch easement must be shown on the plat document. Staff is

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recommending that the grading and drainage plan be revised and submitted prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised showing the ditch easement as identified.

Water and Sewer Plans: Staff 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 wastewater system is proposed, than a plan prepared by a Registered Professional Engineer must be submitted for review and approval. If a shared well is proposed than it must be designed as a public water system or a Variance to the Subdivision Regulations must be obtained. 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 prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

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 or a Variance to the Subdivision Regulations must be obtained. 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.

East-west Street: The Preliminary 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 submittal of a Final Plat application.

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