

STAFF REPORT  
July 8, 2004

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**No. 04PL083 - Layout Plat**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Doeck LLC
REQUEST	<b>No. 04PL083 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	The W1/2 NE1/4; balance of the SE1/4 NW1/4; the balance of the NE1/4 SW1/4; and the NE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Brookfield Subdivision located in the NE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	Northwest of the intersection of West Nike Road and Viking Drive
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Low Density Residential District w/Planned Residential Development
East:	General Agriculture District (County)
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/09/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat application, a topographical drawing of the property and grading plan including existing and proposed grades and sediment and erosion control plans for all improved areas, shall be submitted for review and approval;
3. Upon submittal of the Preliminary Plat application, a drainage plan per the Rapid

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- City Drainage Criteria Manual shall be submitted for review and approval. The plan shall demonstrate that post-development storm water discharges shall not exceed pre-development flow rates or on-site detention shall be provided for review and approval. The plan shall also identify all floodplain areas and any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the Rapid City Municipal Code;
4. Upon submittal of the Preliminary Plat application, 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 or a Variance to the Subdivision Regulations shall be obtained;
  5. Upon submittal of the Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of the Preliminary Plat application, road construction plans for streets #1, #2 and #3 shall be submitted for review and approval. In particular, the road construction plans shall show a subcollector street located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water per the City Street Design Criteria Manual or a Variance to the Subdivision Regulations shall be obtained;
  7. Prior to submittal of a Final Plat, the plat document shall be revised to show the dedication of right-of-way on the adjacent property for portions of streets #2 and #3 or "H" Lots shall be recorded;
  8. Upon submittal of the Preliminary Plat application, road construction plans for the balance of the streets shall be submitted for review and approval. In particular, the streets shall be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water per the City Street Criteria Manual or a Variance to the Subdivision Regulations shall be obtained. The proposed cul-de-sac turnaround bulbs shall be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
  9. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  10. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
  11. Prior to Preliminary Plat approval by the City Council, the section line highway shall be constructed to City Street Design Standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. The adjacent property owner shall participate in the platting of the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In particular, the road shall be located in a minimum 66 foot wide right-of-way and constructed with 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;
  12. Upon submittal of the Preliminary Plat application, all Uniform Fire Codes shall be continually met;

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13. Upon submittal of the Preliminary Plat application, 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;
14. Upon submittal of the Preliminary Plat application, a phasing plan shall be submitted for review and approval to demonstrate that a second street access shall be provided at all times to any area of more than forty (40) dwelling units or a Special Exception shall be obtained;
15. Prior to submittal of a Final Plat, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
16. Upon submittal of a Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
17. Prior to submittal of a Final Plat, the property shall be rezoned to allow the minimum lot size requested or a zoning variance shall be obtained.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide approximately 40 acres into 150 residential lots.

The subject property is located northeast of Rapid City off Haines Avenue near the Mallridge and Northbrook Village Subdivisions located northwest of the intersection of West Nike Road and Viking Drive. Currently there are no structures on the property.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approved but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

**STAFF REVIEW:**

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

Annexation: The property must be annexed into the City limits of Rapid City since the property currently abuts the existing City limits boundary. Staff is recommending prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City.

Section Line Highway: An unimproved section line highway is located along the east lot line of the subject property. The section line highway must be constructed to City Street Criteria

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Manual with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the east half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must participate in the platting of the east half of the section line right-of-way or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. The Pennington County Board of Commissioners must review and approve a request to open that portion of the section line highway located outside of the City limits prior to Preliminary Plat approval. In addition, a construction permit must be obtained from the County prior to the start of any construction of that portion of the road located outside of the City limits. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Road Plans: Road construction plans must be submitted for review and approval. In particular, for streets #1, #2 and a portion of #3 must be constructed as a subcollector street which requires that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water per the City Street Criteria Manual or a Variance to the Subdivision Regulations must be obtained. For the other streets, a lane/place without on-street parking, a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water per the City Street Design Standards or a Variance to the Subdivision Regulations must be obtained. The proposed cul-de-sac turnaround bulbs must be located in a minimum 110 foot wide diameter right-of-way with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained. In addition, the pavement design with supporting geotechnical information must be submitted for review and approval. A portion of the right-of-way for streets #2 and #3 are located on an adjacent property. As such, prior to submittal of the Final Plat application, the plat document must be revised to include the dedication of the right-of-way or "H" Lots must be recorded.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The existing lift station to serve this area is at Viking Drive and Threerivers Drive. Rapid City Public Works Department is currently in the process of evaluating for a potential relocation of the lift station to the east. The consultant's report is expected by late July with recommendations. In addition, the Northeast Area Study calls for this area to have future gravity flow to the lift station. Any development needs to account for gravity sewer to the east, including provisions for transporting flows from adjacent properties to the south, west and north.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In particular, a 16 inch water main must be provided in Colbalt Drive. Until the new low level reservoir is constructed to the north, the area will be on the North Rapid Pressure Zone and Pressure Reducing Valve's will be required for each service.

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Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that post-development storm water discharges must not exceed pre-development flow rates or on-site detention must be provided for. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The property is located within the Box Elder Creek Basin. As such, the applicant must identify all floodplain areas. In addition, any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the Rapid City Municipal Code. The plat document must also provide for drainage easements as needed.

Fire: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

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