

STAFF REPORT  
August 5, 2004

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**No. 04PL099 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Dan Haggerty
REQUEST EXISTING LEGAL DESCRIPTION	<b>No. 04PL099 - Preliminary Plat</b> Lot 1 of Hillsview Subdivision #2, located in the SW1/4 SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A through 1F of Lot 1 of Hillsview Subdivision #2, located in the SW1/4 SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .99 acres
LOCATION	At the intersection of Red Dale Drive and West Saint Patrick Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/9/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a site plan shall be submitted showing existing approaches located along Red Dale Drive and West St. Patrick Street. In addition, the plat document shall be revised to show non-access easements along Red Dale Drive and West St. Patrick Street and to show shared approaches where necessary as per the Street Design Criteria Manual;
2. Prior to Preliminary Plat approval by the City Council, a grading plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall comply with the Red Dale Drainage Basin Design Plan. In addition, the plat document shall be revised to show

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- drainage easements as necessary;
4. Prior to Preliminary Plat approval by the City Council, all Uniform Fire Codes shall be continually met;
  5. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the extension of water and sewer as well as private utilities (i.e., electricity, gas, telephone);
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
  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.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide approximately one acre into six townhome lots.

On October 20, 2003, the City Council approved a Preliminary and Final Plat to subdivide 2.5 acres into two lots, including the subject property. In addition, a Variance to the Subdivision Regulations was approved to allow a sidewalk on one side of Red Dale Drive and West St. Patrick Street. On March 15, 2004, the City Council approved a Layout Plat, Item #04PL006, to subdivide approximately one acre into eight lots with stipulations. In addition, a Variance to the Subdivision Regulations, Item #04SV005, was approved to allow a sidewalk on the east side of Red Dale Drive and on the north side of West St. Patrick Street.

The subject property is located in the northeast corner of the Red Dale Drive/West St. Patrick intersection and is currently void of any structural development.

**STAFF REVIEW:**

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

**Grading and Drainage Information:** A grading and drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate compliance with the Red Dale Drainage Basin Design Plan. Staff is recommending that the information be provided prior to Preliminary Plat approval by the City Council.

**Utilities:** Currently, a water line and a sewer line extend across the subject property to serve a church located directly east of the proposed development. The Site Plan identifies the utilities will be relocated and the Preliminary Plat identifies that the easement will be vacated. Staff is recommending that prior to Preliminary Plat approval by the City Council, the location of the utilities be identified and utility easements provided as needed.

Staff is also recommending that upon submittal of a Preliminary Plat, a Master Utility Plan be submitted for review and approval. The Master Utility Plan must show the extension of City sewer and water to the individual lots, as well as the extension of private utilities (i.e., telephone, electricity, gas).

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Fire: It is the responsibility of the applicant or their designee to insure that the required fire flow water is available at the project site fire hydrants prior to construction. The minimum required fire flow shall be 1000 gpm @ 20 psi for structures less than 3,600 square feet and 1,500 gpm @ 20 psi for structures 3,600 square feet or larger. The applicant should be aware that if the minimum required fire flows cannot be met, the structures must have fire sprinklers installed. In addition, a site plan must be provided identifying the location of the surrounding fire hydrants.

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