

STAFF REPORT  
November 24, 2004

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**No. 04PL156 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Jim Hansen for Premier Homes, Inc.
REQUEST	<b>No. 04PL156 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 27 of Twilight Hills Subdivision located in SE1/4 SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 27A, 27B and 27C of Twilight Hills Subdivision located in SE1/4 SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.69 acres
LOCATION	Southeast of Meadow Lane Court and Meadow Lane
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	10/11/2004
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 a Preliminary Plat, road construction plans for Meadow Lane shall be submitted for review and approval. In particular, the construction plans shall show Meadow Lane 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, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat, road construction plans for Meadow Lane Court shall be submitted for review and approval. In particular, the road construction plans shall show Meadow Lane Court 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, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

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3. Upon submittal of a Preliminary Plat, a drainage plan and sediment and erosion control plan for all improved areas shall be submitted for review and approval. In addition, the plat document shall be revised to show additional drainage easements as necessary;
4. Upon submittal of a Preliminary Plat application, water and sewer plans prepared by a Registered Professional Engineer showing the extension of water service lines and locations along with size of 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 a Preliminary Plat application, a request for a Variance to the Subdivision Regulations to waive the requirement to install sidewalk Meadow Lane and to waive the requirement to install sidewalk and water along Meadow Lane Court;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
7. Upon submittal of a Final Plat application, the plat document shall be revised to show an access restriction easement 50 feet along the corner of Meadow Lane and Meadow Lane Court to be in compliance with the Street Design Criteria Manual;
8. Upon submittal of a Final Plat application, the plat document shall be revised to show an additional one foot of right-of-way dedicated along Meadow Lane;
9. Upon submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates; and,
10. Upon submittal of the Final Plat application, 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 to subdivide 0.69 acres into three lots: Lot 27A, 27B and 27C.

The subject property is located along Meadow Lane in Twilight Hill Subdivision. Currently, there are no structures located on the subject property and it is located within Pennington County requiring a minimum lot size of 6,500 square feet which it meets. The applicant has submitted a Variance to the Subdivision Regulations request in conjunction with the Layout Plat application. (See companion item #04SV063.)

The Layout Plat is an informal preliminary review of a proposed subdivision to identify all 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 City of 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 approval 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:

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Meadow Lane: Meadow Lane is located along the west lot line of the subject property and is classified as a sub-collector street requiring 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, water and sewer. Currently, Meadow Lane is located in a 50 foot wide right-of-way with a 27 foot wide paved surface without curb, gutter, sidewalk and street light conduit. As such, the plat document must be revised to show an additional one foot of right-of-way dedicated prior to Final Plat. Water and sewer improvements are installed in this street. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. It should be noted that sidewalk is required to install along Meadow Lane. The applicant may wish to submit a Variance to the Subdivision Regulations to waive this requirement.

Meadow Lane Court: Meadow Lane Court is located along the north lot line of the subject property and is classified as a lane/place street requiring that the street 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, water and sewer. Currently, Meadow Lane Court is located in an approximate 50 foot wide right-of-way with an 18 foot wide graveled surface, presently there is no pavement, curb, gutter, sidewalk, streetlight conduit and water. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. Lot 27A may take its access off Meadow Lane or Meadow Lane Court beyond the access restrictions at the intersection. It should be noted that sidewalk and water improvements are required to install along Meadow Lane Court. The applicant may wish to submit a Variance to the Subdivision Regulations to waive these requirements.

Drainage: Staff recommends upon submittal of the Preliminary Plat, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the existing and proposed culvert sizing is adequate. Staff is also recommending that the plat document be revised to provide additional drainage easements as necessary.

Plat: The plat document must be revised to include the required Final Plat certificates prior to the Final Plat application. In particular, the applicant must delete the "Resolution by Governing Board" block and add the "Certificate of Growth Management Director" block, and add the "Certificate of Finance Officer" blocks for special assessments and final plat approval. The plat document must show an access restriction easement for 50 feet each way along the corner of Meadow Lane and Meadow Lane Court to be in compliance with the Street Design Criteria Manual. As stated above, the plat document must be revised to show an additional one foot of right-of-way dedicated along Meadow Lane prior to Final Plat.

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