

STAFF REPORT  
July 21, 2005

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**No. 05PL113 - Layout Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05PL113 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	E1/2 NE1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	E1/2 NE1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.85 acres
LOCATION	4511 Jolly Lane
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential - II District (Planned Residential Development)
South:	Light Industrial District - Limited Agriculture District - General Agriculture (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential - II District (Planned Residential Development) - General Commercial District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

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

- 1. Prior to Layout Plat approval by the City Council, a Comprehensive Plan Amendment to the Major Street Plan relocating the minor arterial street and the collector street as they abut and extend through the subject property, respectively, shall be approved as proposed or the plat document shall be revised accordingly;**
- 2. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval;**
- 3. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;**

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4. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall demonstrate accommodation for the Cyclone Ditch located through the property. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
6. Upon submittal of a 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. In addition, the sewer plans shall demonstrate adequate capacity of the downstream wastewater system. The plat document shall also be revised to provide utility easements as needed;
7. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
8. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the north line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In addition, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating and/or eliminating the proposed minor arterial street;
9. Upon submittal of a Preliminary Plat, road construction plans for Jolly Lane shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 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 a Preliminary Plat application, road construction plans for the cul-de-sac streets shall be submitted for review and approval. In particular, the cul-de-sac streets shall be located in a minimum 49 foot 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. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
11. Upon submittal of a Preliminary Plat application, road construction plans for the

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- sub-collector streets, or those streets serving more than twenty lots, shall be submitted for review and approval. In particular, the streets shall be located in a minimum 52 foot 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;
12. Upon submittal of a Preliminary Plat, road construction plans for the lane place streets, or those street serving not more than twenty lots, shall be submitted for review and approval. In particular, the road construction plans shall show the streets 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;
  13. Upon submittal of a 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;
  14. 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 and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
  15. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a second street connection to the subject property as a part of Phase One of the development or the right-of-way shall be dedicated as an "H" Lot or on a separate plat document or an Exception to allow 624 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained;
  17. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
  18. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
  19. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along the section line highway located along the north lot line, which is a minor arterial street, or a Variance to the Subdivision Regulations shall be obtained;
  20. Prior to submittal of a Final Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual;
  21. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, Castle Pines Drive and Grey Hawk Court shall share a single name. In addition, the plat document shall be revised to show the approved street names;
  22. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision

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inspection fees shall be paid.

GENERAL COMMENTS:

**(Update, July 11, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 7, 2005 Planning Commission meeting at the applicant's request. In particular, the applicant indicated that a revised Comprehensive Plan Amendment to the Major Street Plan and a revised Layout Plat in compliance with the revised Major Street Plan would be submitted for review and approval.**

The applicant has submitted a Layout Plat to subdivide the subject property into 265 residential lots to be known as Elks Meadow Subdivision. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) located in Sections 16, 20, 21 and 22 T1N, R8E as identified on the Major Street Plan, which includes the subject property. (See companion item #05CA027.)

The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

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 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:**

**Major Street Plan:** The applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) within this area. Staff has reviewed the proposed street changes and, even though several of the proposed changes can be supported, there are additional proposed revisions that appear problematic. The Layout Plat may significantly be altered depending upon the proposed revisions to the Major Street Plan. **On July 7, 2005, the applicant submitted a revised Comprehensive Plan Amendment to the Major Street Plan limiting the proposed amendments to the relocation of the arterial street along the northern portion of the subject property, the alignment of Jolly Lane as it extends through and the alignment of a collector street located in the southern portion of Section 21.** Staff has noted that the proposed street location(s) will continue to provide street and utility connections to the adjacent properties. In addition, staff has noted that the topographic characteristics of the subject property support the proposed street location(s). Staff is

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recommending that prior to Layout Plat approval by the City Council, the Comprehensive Plan Amendment to the Major Street Plan relocating the streets as proposed be approved or the plat document must be revised accordingly.

**Lot Configuration:** The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that eleven of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

**Annexation:** As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Upon annexation, the property will be zoned No Use District. The 1974 Future Land Use Plan identifies the appropriate land use of the subject property as agricultural. (Please note that the draft Southeast Connector Neighborhood Area Future Land Use Plan identifies the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. However, to date, the draft plan has not been adopted.) The applicant should be aware that prior to issuance of a residential building permit, a Comprehensive Plan Amendment to the 1974 Future Land Use Plan must be submitted for review and approval to support the proposed density. In addition, an Initial and Final Planned Residential Development must be submitted for review and approval.

**Exception:** On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to the Elks Country Estates as well as Plum Creek located directly north and northwest of the subject property. The proposed Layout Plat will result in a total of 624 lots with one point as access. The plat document must provide a second street connection to the development or an Exception to allow 624 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must need to be obtained.

The City Council has approved Preliminary Plat(s) within Elks Country Estates and Plum Creek contingent upon a contract being awarded for the construction of a street connection to the Southeast Connector located west of Plum Creek and surety posted for the improvement prior to submittal of a Final Plat application. Please note that the subject property is located at the southern terminus of Jolly Lane. As such, providing a street connection to the Southeast Connector through Plum Creek does not provide a second street connection to the subject property. However, the applicant has submitted a Master Plan of the subject property identifying a second

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street connection to the north as well as two street connections to the west of the subject property. Any of the proposed streets, upon construction to an existing street, will provide a second point of access to the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide a second street connection to the subject property as a part of Phase One of the development or the right-of-way must be dedicated as an "H" Lot or on a separate plat document or an Exception to allow 624 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained.

**Geotechnical Report:** A geotechnical report including pavement design must be submitted for review and approval.

**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 must be in place and operational 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. The International Fire Code will need to be continually met.

**Section Line Highway:** A section line highway is located along the north lot line and the east lot line of the subject property. The north half and the east half of the section line highways, respectively, are located on adjacent properties under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owners must participate in the platting of the east half and the north half of the section line highways or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, the Major Street Plan identifies a portion of the section line highway located along the north lot line as a minor arterial street. The Layout Plat also identifies a minor arterial street in the section line highway located along the north lot line. As such, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat also identifies a sub-collector street located in the section line highway along the east lot line. As such, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway 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 must be obtained. Staff is recommending that the section line highway issues be addressed

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upon submittal of a Preliminary Plat application.

**Jolly Lane:** The Layout Plat identifies the extension of Jolly Lane through the subject property. Jolly Lane is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for Jolly Lane be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**Sub-Collector Streets:** The Layout Plat identifies several sub-collector streets, or streets serving more than twenty lots, within the subject property. A sub-collector street must 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. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the sub-collector streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**Lane Place Streets:** The Layout Plat identifies several lane place streets, or streets serving not more than twenty lots, within the subject property. A lane place street must 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. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the lane place streets be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**Cul-de-sac Streets:** The Layout Plat identifies one cul-de-sac street serving as access to seven proposed lots. The street is classified as a lane place street requiring that it 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. In addition, the permanent turnaround at the end of the cul-de-sacs must have a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the cul-de-sac street must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**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. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

**Water:** Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. Upon submittal of a Preliminary Plat application, the

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construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

**Drainage:** As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate accommodation for the Cyclone Ditch located through the subject property. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as necessary.

**Emergency Services Communication Center:** The Emergency Services Communication Center has indicated that street names must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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