

STAFF REPORT  
July 7, 2005

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**No. 05PL116 - Preliminary Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Centerline for PLM Land Development, LLC
REQUEST	<b>No. 05PL116 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	E1/2 N1/2 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 through 15, Block 2, located in the NE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.00 acres
LOCATION	Northern terminus of Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	Public District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a Utility Layout Plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, verification of the serviceability of the sewer main to lots located along the east side of Enchantment Road shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for Enchantment Road as it abuts proposed Lot 12 shall be submitted for review and approval. In particular, the construction plans shall show Enchantment Road constructed

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- with a minimum 32 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or Lot 12 shall be eliminated from the plat document;
5. Prior to Preliminary Plat approval by the City Council, a revised grading and drainage plan shall be submitted for review and approval addressing the lots to be developed east of Enchantment Road and north of Enchanted Pines Drive. In addition, the plat document shall be revised to show drainage easements as needed;
  6. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide property line sidewalks in lieu of curb side sidewalks or an Exception to the Street Design Criteria Manual shall be obtained;
  7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  8. Prior to submittal of a Final Plat application, the plat document shall be revised to show the right-of-way dimension for "First Light Lane";
  9. Prior to submittal of a Final Plat application, a different street name for "First Light Lane" shall be submitted for review and approval to the Emergency Services Communication Center. In addition, the plat document shall be revised to show the approved street name; and,
  10. Upon submittal of a 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 Preliminary Plat to subdivide the subject property into 11 residential lots to be known as Phase 1B of PLM Subdivision.

On February 21, 2005, the City Council approved a Layout Plat to subdivide approximately 19 acres into 127 residential lots, including the subject property. On July 5, 2005, the City Council will consider an Exception to the Street Design Criteria Manual to allow curb side sidewalks in lieu of property line sidewalks within the PLM Subdivision.

The property is located north of Stumer Road and west of Fifth Street and is currently void of any structural development.

**STAFF REVIEW:**

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

**Zoning:** Currently, the property is zoned General Agriculture District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate land use of the subject property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The applicant should be aware that prior to issuance of a residential building permit, the property must be rezoned to Low Density Residential District and an Initial and Final Planned Residential Development must be reviewed and approved.

**Enchantment Road:** Enchantment Road is located along the east lot line of the subject property and is classified as a collector street on the City's Major Street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. The construction plans

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show Enchantment Road constructed as a collector street as required; however, the plans do not show the street being constructed to the north lot line of proposed Lot 12. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Enchantment Road as it abuts Lot 12 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained or Lot 12 must be eliminated from the plat document.

Sewer: Staff has noted concerns as to whether lots located along the east side of Enchantment Road can be served by the sewer main as it is designed. It appears that the main is too shallow to provide required service line depths and slopes. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, verification of the serviceability of the sewer main as identified be submitted for review and approval.

Drainage and Grading: A revised grading and drainage plan must be submitted for review and approval addressing the lots to be developed east of Enchantment Road and north of Enchanted Pines Drive. Staff is recommending that the revised grading and drainage plan be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to show drainage easements as needed.

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