

STAFF REPORT  
July 7, 2005

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**No. 05PL117 - Preliminary Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	<b>No. 05PL117 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision, dedicated streets located in the SW1/4 NW1/4 and the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A through 8A, Lots 1B through 8B, Block 5; Lots 1A through 4A, Lots 1B through 4B, Block 7, Stoney Creek Subdivision, dedicated streets located in the SW1/4 NW1/4 and the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.7 acres
LOCATION	Adjacent to the west side of Bendt Drive between Catron Boulevard and Winterset Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

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

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- 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 drainage plan, prepared and stamped by a Professional Engineer shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that run-off from the subject property located along the northern portion of the property does not affect the adjacent properties;
  3. Prior to Preliminary Plat approval by the City Council, the water plans shall be revised to provide corrosion protection for water fittings. In addition, the water plans shall be submitted for review and approval;
  4. Prior to Preliminary Plat approval by the City Council a Utility Master Plan showing private and public utilities shall be submitted for review and approval;
  5. Prior to Preliminary Plat approval by the City Council, a revised cost estimate of the subdivision improvements utilizing City standard unit rates shall be submitted for review and approval;
  6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Catron Boulevard and Bendt Drive;
  7. Prior to submittal of a Final Plat application, a different street name for "Knowledge Loop Drive" shall be submitted for review and approval to the Emergency Services Communication Center. In particular, the proposed street name shall avoid using a double suffix. In addition, the plat document shall be revised to show the approved street name; and,
  8. 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 24 residential lots.

On June 6, 2005, the City Council approved a Layout Plat to subdivide the subject property into 36 residential lots. In addition, the City Council approved a Rezoning request to change the zoning designation of the subject property from General Commercial District to Medium Density Residential District.

The property is located in the northwest corner of the Bendt Drive/Catron Boulevard intersection and is currently void of any structural development.

**STAFF REVIEW:**

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

**Drainage:** A drainage plan, prepared and stamped by a Professional Engineer, must be submitted for review and approval. In particular, the drainage plan must demonstrate that run-off from the subject property located along the northern portion of the property does not affect the adjacent properties. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan as identified be submitted for review and approval.

**Sewer:** The sewer plan identifies a manhole located in the western portion of the subject property, outside of right-of-way. Even though there are no adopted requirements to provide

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an all-weather access road to manholes located outside of right-of-way, staff is suggesting that a graveled road section be provided to serve the manhole.

Street Name: The Emergency Services Communication Center has indicated that a different street name for "Knowledge Loop Drive" must be submitted for review and approval. In particular, the proposed street name must avoid using a double suffix. Staff is recommending that prior to submittal of a Final Plat application, a different street name be submitted for review and approval as identified. In addition, the plat document must be revised to show the approved street name.

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