

STAFF REPORT  
November 10, 2005

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**No. 05PL190 - Preliminary Plat**

**ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL190 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion located in the SE1/4 NW1/4 and the SW1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-4, Block 1; Lots 1-8, Block 2; Lots 1-5, Block 3, Plat of the Black Hills Center and the dedicated public road located in the SW1/4 NE1/4 and the SE1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 77.59 acres
LOCATION	At the northwest corner of the intersection of Catron Boulevard and Fifth Street
EXISTING ZONING	Office Commercial District (Planned Development Designation) - Medium Density Residential District (Planned Development Designation) - General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	No Code (Pennington County)
East:	General Commercial District (Planned Development Designation)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/14/2005
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 Planning Commission, the plat document shall be revised to show a non-access easement the first 230 feet of Black Hills Boulevard as it extends north from Catron Boulevard or an Exception to reduce the separation

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- between the intersection and driveway locations shall be obtained;
2. Prior to Preliminary Plat approval by the Planning Commission, the plat document shall be revised to show a non-access easement the first 230 feet of Stumer Road as it extends west from Fifth Street or an Exception to reduce the separation between the intersection and driveway locations shall be obtained or the applicant shall submit documentation identifying that the City has previously approved the approach location(s);
3. Prior to Preliminary Plat approval by the Planning Commission, additional typical cross sections for Black Hills Boulevard shall be submitted for review and approval. In particular, the cross sections shall clarify the lane transitions along the street;
4. Prior to Preliminary Plat approval by the Planning Commission, water plans shall be submitted for review and approval providing an analysis with calculations demonstrating that required fire and domestic flows are being provided as well as fire hydrants, system looping and plan and profile(s). In addition, a water system model and report of the water distribution system shall be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the development. Information identifying that corrosion protection as per Rapid City Standard Specifications is adequate shall be submitted for review and approval or additional corrosion protection shall be provided as needed for the buried water system metal fixtures;
5. Prior to Preliminary Plat approval by the Planning Commission, the sewer plans shall be revised and submitted for review and approval verifying and including pipe information between manholes #3 and #4, verifying the length of pipe between manholes #4 and #5 and submit information for manhole #2;
6. Prior to Preliminary Plat approval by the Planning Commission, 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, 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;
8. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, the drainage information shall verify the slopes on the storm sewer, include information for inlets #12 and #13 and clarify the calculations used on the spreadsheet for the 100 year design storm. In addition, the drainage report shall be sealed, signed and dated by a Registered Professional Engineer;
9. Prior to Preliminary Plat approval by the City Council, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
10. Prior to Preliminary Plat approval by the City Council, road construction plans for Eagle Ridge Lane shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
11. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
12. Prior to submittal of a Final Plat application, the applicant shall enter into an agreement with the City regarding the funding for the signalization of the intersection of Stumer

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- Road and Fifth Street. In addition, the agreement shall identify the installation schedule for the signalization;
13. Prior to submittal of a Final Plat application, the applicant shall enter into an agreement with the South Dakota Department of Transportation regarding the funding for the signalization of the intersection of Black Hills Boulevard and Catron Boulevard. In addition, a Connection Permit shall be obtained for the South Dakota Department of Transportation for the proposed intersection;
  14. Prior to submittal of a Final Plat application, the applicant shall submit a different street name for Eagle Ridge Lane to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names. The plat document shall also be revised to show the street suffixes "Road" as "Rd.", "Boulevard" as "Blvd.", etc.; and,
  15. 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 17 lots to be known as the Black Hills Estates, Phase One. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Catron Boulevard as it abuts the subject property. (See companion item #05SV073.)

On September 6, 2005, the City Council approved a Layout Plat to subdivide the subject property into 25 lots.

The property is located in the northwest corner of the intersection of Catron Boulevard and Fifth Street. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Black Hills Boulevard:** The Street Design Criteria Manual requires a minimum 230 foot separation between an approach location along Black Hills Boulevard and the intersection of Catron Boulevard and Black Hills Boulevard. The Preliminary Plat identifies a 190 foot wide lot along this section of Black Hills Boulevard which does not provide the minimum required distance between an approach to the lot and the intersection. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document must be revised reconfiguring the lots and showing a non-access easement the first 230 feet of Black Hills Boulevard as it extends north from Catron Boulevard or an Exception to reduce the separation between the intersection and driveway location(s) must be obtained.

The construction plans show stacking lanes and turning lanes the first 100 feet of Black Hills Boulevard as it extends north from Catron Boulevard. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, additional typical cross sections for Black Hills Boulevard be submitted for review and approval clarifying the lane transitions along the street.

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Stumer Road: The Street Design Criteria Manual requires a minimum 230 foot separation between an approach location along Stumer Road and the intersection of Fifth Street and Stumer Road. The Preliminary Plat identifies a 145 foot wide lot and a 156 foot wide lot, respectively, on either side of this section of Stumer Road which does not provide the minimum required distance between an approach to the lot(s) and the intersection. The applicant has indicated that the City has previously granted approval of the approach locations as identified on the Preliminary Plat. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised reconfiguring the lots and showing a non-access easement the first 230 feet of Stumer Road as it extends west from Fifth Street or an Exception to reduce the separation between the intersection and driveway location(s) must be obtained or the applicant must submit documentation identifying that the City has previously approved the approach location(s).

Catron Boulevard: Catron Boulevard is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be 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. Currently, Catron Boulevard is located in a 150 foot wide right-of-way and constructed with a 40 foot wide paved surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Catron Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Eagle Ridge Lane: The Preliminary Plat identifies Eagle Ridge Lane, a commercial street, extending west from Black Hills Boulevard. The Street Design Criteria Manual states that a commercial street must be located in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show Eagle Ridge Lane located in a 47 foot wide right-of-way and construction with a 22 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer which meets the requirements of a sub-collector street with on-street parking. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to show the street constructed as a commercial street or a Variance to the Subdivision Regulations must be obtained.

Sewer: Sewer plans were submitted with the Preliminary Plat application; however, staff has noted that the plans must be revised and submitted for review and approval. In particular, the sewer plans must verify and include pipe information between manholes #3 and #4 and verify the length of pipe between manholes #4 and #5. In addition, the applicant must submit information for manhole #2. Staff is recommending that the sewer plans be submitted for review and approval as identified prior to Preliminary Plat approval by the Planning Commission.

Water: Prior to Preliminary Plat approval by the Planning Commission, revised water plans must be submitted for review and approval providing an analysis with calculations demonstrating that required fire and domestic flows are being provided as well as fire hydrants, system looping and plan and profile(s). In addition, a water system model and report of the water distribution system must be submitted for review and approval demonstrating that adequate flows and pressures are being provided to serve the

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development. Staff is also recommending that information identifying that corrosion protection as per Rapid City Standard Specifications is adequate be submitted for review and approval or additional corrosion protection must be provided as needed for the buried water system metal fixtures.

Drainage: A drainage plan was submitted with the Preliminary Plat application. However, staff has noted that prior to Preliminary Plat approval by the City Council, additional drainage information must be submitted for review and approval. In particular, the drainage information must verify the slopes on the storm sewer, include information for inlets #12 and #13 and clarify the calculations used on the spreadsheet for the 100 year design storm. In addition, the drainage report must be sealed, signed and dated by a Registered Professional Engineer.

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