

STAFF REPORT  
April 5, 2007

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**No. 07PL042 - Layout Plat**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Tyz Thurston
REQUEST	<b>No. 07PL042 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 13 of Flannery Subdivision No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 13A and 13B of Flannery Subdivision No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.32 acres
LOCATION	3825 Corral Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Existing private well and septic system
DATE OF APPLICATION	2/27/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. 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;
2. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the City of Rapid City Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. 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

STAFF REPORT  
April 5, 2007

---

**No. 07PL042 - Layout Plat**

**ITEM 12**

---

- be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
4. 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. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
  5. Upon submittal of a Preliminary Plat application, road construction plans for that portion of Ireland Place along the west side of the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 45 foot right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of a Preliminary Plat application, a Wildland Fire Mitigation plan be submitted for review and approval;
  7. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval; 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 Layout Plat to create one 2.8 acre lot and one 0.6 acre lot respectively. In addition, the applicant has submitted a Variance to the Subdivision Regulations (See associated item 07SV015.)

The property is located east of Ireland Place and south of Corral Drive. Currently, a single-family residence is located on the subject property.

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:

**Drainage:** As part of the Preliminary Plat application, a grading plan and an erosion and

STAFF REPORT  
April 5, 2007

---

**No. 07PL042 - Layout Plat**

**ITEM 12**

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sediment control plan for all improved areas must be submitted for review and approval. Staff noted that an existing drainage channel is located on the subject property. A drainage plan must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the City of Rapid City Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. 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.

Sewer: The applicant indicated that the existing residence is connected to a private septic system and that the residence on the proposed lot will be connected the Rapid City sewer system. Staff noted as per Chapter 16.16.050(B) of the Rapid City Municipal Code that any subdivision located within 500 feet of the Rapid City sewer system shall be required to hook up to that system. As such, staff is recommending that 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 to the existing and proposed lots shall be submitted for review and approval 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.

Water: The applicant indicated that the existing residence is connected to a private well and that the residence on the proposed lot will be connected the Rapid City water system. Water plans prepared by a Registered Professional Engineer showing the extension of water mains and service 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. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient fire and domestic flows and water quality 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 plat document must also be revised to provide utility easements as needed.

Ireland Place: Ireland Place is located along the west side of the subject property. Ireland Place is classified as a lane/place street requiring that it be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer if visitor parking is provided. Currently, Ireland Place is located in a 45 foot wide right-of-way and is constructed with a 20 foot wide paved surface, curb, gutter, street light conduit, water, sewer and sidewalk on the west side. The applicant has requested a Variance to the Subdivision Regulations to waive the requirement to install sidewalk as per Chapter 16.16 of the Rapid City Municipal Code. Staff also noted that the street is signed "no parking" on the east side. As such, staff is recommending that upon submittal of a Preliminary Plat application, construction plans for the sidewalk shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

STAFF REPORT  
April 5, 2007

---

**No. 07PL042 - Layout Plat**

**ITEM 12**

---

Fire Protection: The Fire Department has indicated that 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. The Fire Department staff has also indicated that a Wildland Fire Mitigation plan shall be established. Staff is recommending that a plan be submitted for review and approval as identified upon Preliminary Plat submittal.

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