

STAFF REPORT  
March 6, 2008

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**No. 08PL014 - Preliminary Plat**

**ITEM 27**

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GENERAL INFORMATION:

APPLICANT	Skyline Pines East, LLLP
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Skyline Pines East Land Company, LLC
REQUEST	<b>No. 08PL014 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot B of the SE1/4 of the SE1/4 and Lot C of the SW1/4 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 8 of Skyline Pines East Subdivision, located in the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.27 acres
LOCATION	South Tower Road and west of Mount Rushmore Road
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Development Designation)
South:	Office Commercial District (Planned Development Designation)
East:	Office Commercial District (Planned Development Designation)
West:	Office Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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 plat document and 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, the plat document shall be revised removing the topographic information;
  3. Prior to Preliminary Plat approval by the City Council, a revised Master Plan shall be submitted for review and approval showing access and future development of the unplatted balance located south of the proposed lots;
  4. Prior to Preliminary Plat approval by the City Council, a Stormwater Management Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
  5. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval;
  6. 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; and,
  7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide a parcel into eight commercial lots leaving a non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#08SV009) to waive the requirement to install curb, gutter, sidewalk and street light conduit along Mount Rushmore Road.

On April 19, 2004, the City Council approved a Layout Plat to create two lots which included the property. In addition, the City Council approved a Rezoning request (#04RZ014) to change the zoning designation of the property from General Agriculture District to Office Commercial District with a Planned Development Designation.

In 2004, a Tax Increment Financing District was approved by the City Council for the reconstruction of Tower Road and infrastructure improvements. In 2007, the City Council approved revisions to the Tax Increment Financing District (#06TI006) to reallocate the project costs.

On January 22, 2008, the City Council approved a Layout Plat (#07PL172) to create 12 commercial lots, which included this property.

The property is located south of Tower Road and west of Mount Rushmore Road. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Construction Plans:** Staff has reviewed the plat document and construction plans and noted that they comply with the requirements of the Subdivision Regulations and the Street Design Criteria Manual with the exception of a few red line comments. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary

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changes be made to the plat document and construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

Master Plan: The applicant has submitted a Master Plan showing the future platting of one additional lot adjacent to Mount Rushmore Road and additional lots located north of Tower Road. However, the Master Plan does not clearly identify access and/or future development of the proposed unplatted balance located directly south of the proposed lots shown on this Preliminary Plat. As such, staff is recommending prior to Preliminary Plat approval by the City Council, a revised Master Plan be submitted for review and approval showing access and future development of the unplatted balance located south of the proposed lots.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, a Stormwater Management Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In addition, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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