

STAFF REPORT  
June 24, 2004

---

**No. 04PL076 - Preliminary Plat**

**ITEM 4**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International Inc.
REQUEST	<b>No. 04PL076 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance in the NW1/4, NE1/4 Section 24, the E1/2, NW1/4, Section 24, and the NE1/4, SE1/4, NW1/4, Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 and Outlot A, Eastridge Subdivision, dedicated Enchantment Road, and Enchanted Pine Drive located in the NW1/4, NE1/4 Section 24, the E1/2, NW1/4, Section 24, and the NE1/4, SE1/4, NW1/4, Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.739 acres
LOCATION	South of Enchanted Pine Road and east of Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/PRD
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/28/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private utilities;
2. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
3. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be

STAFF REPORT  
June 24, 2004

---

**No. 04PL076 - Preliminary Plat**

**ITEM 4**

---

- submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, the drainage report shall be stamped by a Professional Engineer. In addition, the drainage report shall be revised to address the impact on detention cell 301 from the increased run-off due to the basin transfer. The grading for detention cell 303 shall also be coordinated with the Fifth Street construction project. In addition, the drainage report shall detail the channel intersection at the southeast corner of the property based on hydraulic jump. The drainage report shall also provide 100% storm water capture at the Fifth Street intersection or verification shall be submitted for review and approval demonstrating that the bypass has been accounted for in the Fifth Street Design. Maintenance access shall be provided along all channels as per the Drainage Criteria Manual. In addition, turf re-enforcement mat shall be provided as needed in channels based on velocities;
5. Prior to Preliminary Plat approval by the City Council, plan showing the extent of grading in detention cell 303 shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a written request asking the City to proceed with the dedication of right-of-way for the north 38 feet of Enchanted Pines Road right-of-way as it abuts the subject property either as a Preliminary and Final Plat or as an "H Lot". In addition, the Final Plat or "H Lot" shall be recorded at the Register of Deed's Office;
7. Prior to Preliminary Plat approval by the City Council, revisions to the water and sewer plans shall be submitted for review and approval. In particular, the construction plans shall be revised to show the water main elevation(s) and submitted for review and approval;
8. Prior to submittal of the Final Plat, the plat document shall be revised to provide additional drainage easements as needed. In addition, a miscellaneous document shall be recorded at the Register of Deed's Office dedicating a 25 foot wide drainage easement located on property directly east of the subject property as proposed;
9. Prior to submittal of the Final Plat, the plat title shall be revised to read "Tract 1 and Outlot A of Eastridge Subdivision, dedicated Enchantment Road, and Enchanted Pines Drive located in the NW1/4NE1/4, Section 24, the East 1/2NW1/4, Section 24 and the NE1/4SE1/4NW1/4, Section 24, T1N, R7E, B.H.M.....";
10. Prior to submittal of the Final Plat, the plat document shall be revised to show the east-west street as "Enchanted Pines Drive instead of "Enchanted Pines Road;
11. All Uniform Fire Code shall be continually met; and,
12. Upon submittal of the Final Plat, 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 create a ten acre lot from three parcels leaving three unplatted balances. The applicant has indicated that the proposed lot is part of the Eastridge Subdivision.

On December 29, 2003 the City Council approved a Preliminary and Final Plat to create 36 residential lots as Phase One of the Eastridge Subdivision. A Master Plan for the Eastridge Subdivision was also reviewed and approved in conjunction with the Preliminary and Final Plat. This proposed Preliminary Plat is consistent with the previously approved Master Plan.

STAFF REPORT  
June 24, 2004

---

**No. 04PL076 - Preliminary Plat**

**ITEM 4**

---

The subject property is located along the west side of Fifth Street approximately 1,850 feet north of Catron Boulevard. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Zoning:** The subject property is currently zoned General Agriculture District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate land use for the western two-thirds of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The appropriate land use on the balance of the property is identified as Office Commercial with a Planned Commercial Development. The applicant should be aware that any development of the site must comply with the existing zoning or the property must be rezoned as identified on the South Robbinsdale Neighborhood Area Future Land Use Plan. If an alternate land use is proposed for the property, then a Comprehensive Plan Amendment to the Future Land Use Plan must be approved and the subject property rezoned accordingly.

The existing zoning, General Agriculture District, requires a minimum lot size of 20 acres for a residence. In addition, for churches and other main buildings, the lot area must be adequate to provide the yard areas required by the General Agriculture District and the off-street parking areas required in Section 17.50.270 of the Rapid City Municipal Code. If the proposed development does not comply with this lot area, then the property must be rezoned as per the South Robbinsdale Neighborhood Area Future Land Use Plan or a Variance to reduce the lot size requirement must be obtained.

**Drainage:** The drainage report submitted with the Preliminary Plat application has not been stamped by a Professional Engineer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the drainage report be stamped by a Professional Engineer. In addition, the drainage report must be revised to address the impact on detention cell 301 from the increased run-off due to the basin transfer. The grading for detention cell 303 must also be coordinated with the Fifth Street construction project. In addition, the drainage report must detail the channel intersection at the southeast corner of the property based on hydraulic jump. The drainage report must also provide 100% storm water capture at the Fifth Street intersection or verification must be submitted for review and approval demonstrating that the bypass has been accounted for in the Fifth Street Design. Maintenance access must be provided along all channels as per the Drainage Criteria Manual. In addition, turf re-enforcement mat must be provided as needed in channels based on velocities. Staff is recommending that the drainage report be revised as identified prior to Preliminary Plat approval by the City Council.

**Easements:** The Preliminary Plat identifies a 25 foot wide drainage easement on the property located directly east of the subject property, also owned by the applicant. A note on the plat states that the drainage easement will be secured by a separate document. As such, a miscellaneous document must be recorded at the Register of Deed's Office dedicating the 25 foot wide drainage easement as proposed.

STAFF REPORT  
June 24, 2004

---

**No. 04PL076 - Preliminary Plat**

**ITEM 4**

---

Enchanted Pines Road: The Preliminary Plat identifies Enchanted Pines Road located along the north lot line of the subject property. In addition, the plat document identifies the north 38 feet of the Enchanted Pines Road right-of-way being dedicated from the adjacent property currently owned by the Rapid City School District. On May 9, 1995, the City signed a Memorandum of Understanding with the Rapid City School District stipulating that the City agrees to pay all costs necessary to obtain recordable legal descriptions for the right-of-way to be dedicated from this parcel. (A copy of the Memorandum of Understanding has been attached for your review.) Prior to Preliminary Plat approval by the City Council, the applicant must submit a written request asking the City to proceed with the dedication of right-of-way for the north 38 feet of Enchanted Pines Road right-of-way as it abuts the subject property either as a Preliminary and Final Plat or as an "H Lot". In addition, the Final Plat or "H Lot" must be recorded at the Register of Deed's Office.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all Uniform Fire Codes be continually met.

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