

STAFF REPORT

November 8, 2001

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**No. 01PL112 - Layout Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01PL112 - Layout Plat</b>
LEGAL DESCRIPTION	Eastridge Estates Subdivision located in the unplatted balance of the NE1/4 NW1/4 NW1/4 SW1/4 NW1/4 SE1/4 NW1/4 of Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.1 acres
LOCATION	At Catron Boulevard and the future Fifth Street Intersection
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (PRD)
East:	General Agriculture District
West:	General Agriculture District - Low Density Residential District
PUBLIC UTILITIES	Community water and on-site wastewater
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval. In addition, a master water plan for the future phases of the proposed development shall be submitted for review and approval;
2. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In addition, a master drainage plan, inclusive of future phases of the proposed development, shall be submitted for review and approval. In particular, a conceptual stormwater management plan shall be submitted for review and approval. In addition, the master drainage plan shall show the location of the future detention cell as identified in the draft drainage study for the area;

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3. Upon Preliminary Plat submittal, percolation test(s) and soil profile information representative of the site shall be submitted for review and approval. In addition, a sewer plan prepared by a Registered Professional Engineer shall be submitted showing dry sewer lines and future connection to the City's existing collection system. The plat shall also be revised identifying a utility easement on each lot for the proposed drainfield location(s);
4. Upon Preliminary Plat submittal, the Master Plan shall be revised reconfiguring the lots along the future extension of Enchantment Road to preclude direct access onto the street. In addition, the plat shall be revised to show a non-access easement along Enchantment Road except for approved approach location(s);
5. Upon Preliminary Plat submittal, a pavement design based on geotechnical soil testing and 20 year traffic volumes shall be submitted for review and approval;
6. Upon submittal of the Preliminary Plat, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. A complete street design plan shall be submitted showing the location of utilities, storm drainage, curb and gutter, street light conduit and sidewalk improvements. In addition, the street design plans shall show temporary turnarounds at the end of the proposed streets as required by the Street Design Criteria Manual;
7. Prior to Final Plat approval by the City Council, the section line right-of-way located along the west lot line shall be constructed to City standards or the section line highway shall be vacated;

#### Fire Department Recommendation:

8. Upon submittal of the Preliminary Plat, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

#### South Dakota Department of Transportation Recommendation:

9. Prior to Final Plat approval by the City Council, an east bound left turn lane shall be constructed along Catron Boulevard;

#### Emergency Services Communication Center Recommendation:

10. Prior to Final Plat approval by the City Council, a revised road name for "East View Road" shall be submitted for review and approval. In addition, the plat shall be revised to show the revised road name;

#### Urban Planning Division Recommendations:

11. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
12. Prior to Final Plat approval by the City Council, the property shall be rezoned or a variance must be obtained to waive the minimum lot size requirement;
13. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and
14. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

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### GENERAL COMMENTS:

The applicant has submitted a Layout Plat request to create a 33 lot residential development to be known as Eastridge Estates. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

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 that is provided. All specific details of the subdivision may not be addressed at the Layout Plat 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 City 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:

Zoning: The property is currently zoned General Agriculture District requiring a minimum 20 acre lot size. The proposed plat identifies lots ranging in size from approximately .4 acres to approximately 2 acres. Prior to Final Plat approval, the property must be rezoned to allow lots of this size or a Variance must be obtained to waive the lot size requirement.

The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The applicant has recently submitted a Comprehensive Plan Amendment to change the future land use designation on the subject property to Medium Density Residential District with a Planned Residential Development. The Medium Density Residential District requires a minimum lot size of 6,500 square feet. The proposed plat meets the minimum lot size requirement of the Medium Density Residential Zoning District.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that a majority of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Water: The Engineering Division has indicated that the Terracita water zone must be extended to serve the lots located in the western portion of the proposed plat and that the Robbinsdale water zone must be extended to serve the lots located in the eastern portion of the proposed plat. The Engineering Division has also indicated that existing pressure concerns with the Highway 16 water zone preclude the zone from being extended to serve the subject property. In addition, topographic constraints preclude either the Terracita Water Zone or the Robbinsdale Water Zone from serving the entire property. The

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Engineering Division has indicated that upon Preliminary Plat submittal a water plan must be submitted for review and approval. In addition, a master water plan for the future phases of the proposed development must be submitted for review and approval.

Wastewater: The applicant has indicated that the property will be served by on-site wastewater systems. In addition, the applicant has indicated that dry sewer will be installed to allow the lots to be connected to City sewer when it becomes available to the property. The Engineering Division has indicated that percolation test(s) and soil profile information representative of the site must be submitted for review and approval. In addition a sewer plan must be submitted showing the dry sewer and the future connection to the City's collection system. The Engineering Division has also indicated that the plat must be revised to identify a utility easement on each lot for the proposed drainfield location(s).

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In addition, a master drainage plan inclusive of the future phases of the proposed development must be submitted. In particular, a conceptual stormwater management plan must be submitted for review and approval. The Engineering Division has indicated that the master drainage plan must also show the location of the future detention cell as identified in the draft drainage study for the area.

Streets: Enchantment Road, extending north from the Enchantment Hills Subdivision, serves as legal access to the property. The portion of Enchantment Road located within the proposed subdivision is classified as a collector road on the Major Street Plan. As such, Engineering is requesting that the Master Plan be revised to reconfigure the lots along the future extension of Enchantment Road to preclude direct access onto the street. In addition, the plat must be revised to show a non-access easement along Enchantment Road except for approved approach location(s).

A section line highway is located along the west lot line of the subject property. The Engineering Division has indicated that prior to Final Plat approval, the section line highway must be improved to City standards or the section line highway must be vacated.

Christy Lane extends north off of Catron Boulevard intersecting with Enchantment Road. The South Dakota Department of Transportation has indicated that an east bound left turn lane must be constructed along Catron Boulevard to support the increased volume of traffic that will be generated by the proposed development.

The Emergency Services Communication Center has indicated that the road name, "East View Road", is close to an existing road name and must be revised. Prior to Final Plat approval, a revised road name must be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat must be revised to show the revised road name.

Upon Preliminary Plat submittal, street design plans must be submitted. In addition, a pavement design based on geotechnical soil testing and 20 year traffic volumes must be submitted for review and approval.

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Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated conditions.