

STAFF REPORT

January 24, 2002

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**No. 02PL002 - Layout Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 02PL002 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	E1/2 of the SW1/4 less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 24 of Block 3, Lots 4 and 5 of Block 4, and Lots 1 through 22 of Block 6, Stoney Creek Subdivision Phase II, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District (PD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/18/2001
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 shall be submitted for review and approval and the plat shall be revised to show utility easement(s) as necessary;

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2. Upon Preliminary Plat submittal, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval. In addition, a master wastewater plan shall be submitted for review and approval and the plat shall be revised to show utility easement(s) as necessary.
3. Upon Preliminary Plat submittal, a minimum pad elevation for Lot 5, Block 4 shall be provided to insure sanitary sewer gravity flow;
4. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In particular, conveyance of off-site drainage shall be addressed. In addition, drainage easements shall be provided as required;
5. Upon Preliminary Plat submittal, 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 particular, the right-of-way for Nugget Gulch shall be a minimum of 60 feet in width to meet the minimum width requirements for a collector road, or an amendment to the Major Street Plan shall be approved eliminating Nugget Gulch as a collector road;
6. Upon Preliminary Plat submittal, geotechnical information shall be submitted for review and approval;
7. Upon Preliminary Plat submittal, grading plans and an erosion control plan shall be submitted for review and approval;
8. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Nugget Gulch except for approved approach locations. In addition a non-access easement shall be shown along the first fifty feet of the corner lots located at the Harvard Avenue/Nugget Gulch intersection, the Columbia Court/Harvard Avenue intersection and the Cornell Court/Harvard Avenue intersection;

#### Fire Department Recommendation:

9. Prior to Final Plat approval by the City Council, a fire mitigation plan shall be submitted for review and approval;
10. Upon Preliminary Plat submittal, 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. In addition, a fire mitigation plan shall be submitted for review and approval;

#### Register of Deed's Office Recommendation:

11. Prior to Final Plat approval by the City Council, the plat shall be revised eliminating "Phase II" from the title;

#### Urban Planning Division Recommendations:

12. 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;
13. Prior to Final Plat approval by the City Council, the property shall be rezoned to Low Density Residential with a Planned Development Designation;
14. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,

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15. 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.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to create a 25 lot residential development to be known as "Stoney Creek Subdivision Phase II". The Layout Plat also identifies the extension of Harvard Avenue to the east and extending Nugget Gulch to Catron Boulevard. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is currently void of any structural development.

On March 5, 2001, a Preliminary and Final Plat was approved to create a 38 lot residential development with on 7.54 acre commercial lot to be know as "Stoney Creek Subdivision Phase One". The subject property is located directly east of Phase One.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has identified the following considerations:

Zoning: A portion of the subject property is currently zoned General Agriculture District with the balance being zoned Neighborhood Commercial District. The General Agriculture District requires a minimum lot area of not less than 20 acres for each dwelling and accessory buildings. The Neighborhood Commercial District allows living and/or sleeping quarters only when constructed above the ground floor and a permitted neighborhood commercial use exists in the ground floor of the structure. Detached single family dwelling units are not permitted. As such, the property must be rezoned prior to Final Plat approval. The Southwest Connector Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as Planned Residential Development with a maximum density of 4.8 dwelling units per acre. Staff is recommending that the property be rezoned from General Agriculture District and Neighborhood Commercial District, respectively, to Low Density Residential District with a Planned Development Designation prior to City Council approval of the Final Plat.

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 Layout Plat identifies that nine 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.

Streets: Nugget Gulch is classified as a collector road on the Major Street Plan. The Engineering Division has indicated that Nugget Gulch must have a minimum 60 foot right-of-way width to meet the minimum width requirements for a collector road as specified by the Street Design Criteria Manual. (The applicant has the option of requesting an amendment to the Major Street Plan eliminating Nugget Gulch as a collector road.) Due to steep slopes within this area of the property, the Engineering Division has indicated that Nugget Gulch should be constructed with a maximum 10% grade if possible. The Engineering Division

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has also indicated that the vertical alignment at the Nugget Gulch/Harvard Avenue must be addressed. In addition, the plat must be revised to show a non-access easement along Nugget Gulch except for approved approach locations.

The Engineering Division has also indicated that the plat must be revised to show a non-access easement along the first fifty feet of the corner lots located at the Harvard Avenue/Nugget Gulch intersection, the Columbia Court/Harvard Avenue intersection and the Cornell Court/Harvard Avenue intersection;

Drainage: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In particular, conveyance of off-site drainage must be addressed. In addition, drainage easements may be required along the back lot line(s) and side lot line(s) as required.

Water: The Engineering Division has indicated that a water plan must be submitted for review and approval. In addition, a Master Plan must be submitted and the plat must be revised to show utility easement(s) as needed to insure the future extension of water line(s) to adjacent properties.

The Engineering Division has also indicated that the water systems installed at the higher areas of Lots 7 thru 12 of Block 6 could have minimum 40 psi static water pressure. The lower area of these lots will allow for residential development and maintain the minimum 40 psi static water pressure. The applicant should be aware that residences located on the upper level may experience lower water pressure. The Engineering Division has indicated that the water pressure zone boundaries for the previously identified lots will need to be shown on the site plan submitted with the Planned Residential Development.

Wastewater: The Engineering Division has indicated that a sewer plan must be submitted for review and approval. In addition, a Master Plan must be submitted identifying the extension of sanitary sewer to the adjacent property(s) and utility easement(s) must be shown on the plat accordingly. The Engineering Division has also indicated that a minimum pad elevation must be provided for Lot 5, Block 4 to insure that the sanitary sewer will operate with a gravity flow system.

Fire Department: The Fire Department has indicated that upon Preliminary Plat submittal, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, must be submitted for review and approval. The Fire Department has also indicated that the 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.

The Fire Department has also indicated that a fire mitigation plan may be needed for some of the proposed lots within the subdivision. Staff is recommending that the applicant work with the Fire Department to address the fire mitigation issue prior to Final Plat approval.

Staff believes that the proposed plat generally complies with all applicable zoning and

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subdivision regulations assuming compliance with the stated stipulations.