

STAFF REPORT  
June 10, 2004

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**No. 04PL067 - Layout Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Tom Gagliano
REQUEST	<b>No. 04PL067 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 8 and 9, Block 2, Skyline Pines Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8A, 8B and 9B, Block 2, Skyline Pines Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.64 acres
LOCATION	1501 Pevans Parkway and 3289 Sandstone Lane
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/12/2004
REVIEWED BY	Vicki L. Fisher / Sig Zvejnieks

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, the previously submitted geotechnical information shall be reviewed to insure that slope stability exists for the proposed building envelope(s);
2. Upon submittal of a Preliminary Plat, a Drainage Plan in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. In particular, access to proposed Lot 8A, across a Major Drainage Easement, shall be constructed in compliance with that drainage plan. In addition, the plat document shall be revised to provide drainage easements as needed;
3. Upon submittal of a Preliminary Plat, road construction plans for Sandstone Lane shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 52 foot wide right-of-way and constructed with a minimum 27

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- foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to dedicate an additional 3.5 feet of right-of-way along Sandstone Lane;
4. Upon submittal of a Preliminary Plat, road construction plans for the access easement shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  5. Upon submittal of a Preliminary Plat, road construction plans for Skyline Drive shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 40 foot wide right-of-way, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of a Preliminary Plat, construction plans showing the extension of a sewer main from Pevans Parkway to proposed Lot 8B shall 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 public utility easements as needed;
  7. All Uniform Fire Codes shall be continually met;
  8. Prior to Preliminary Plat approval by the City Council, all of the affected utility companies shall concur with the location of the new lot line and utility easement or the plat document shall be revised to retain an eight foot wide utility easement along the previous lot line;
  9. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
  10. 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 Layout Plat to subdivide two existing lots into three residential lots. The property is located between Pevans Parkway and Skyline Drive. In addition, Sandstone Court is located along the east lot line of the property. Currently, the property is void of any structural development.

On March 3, 2003, the City Council vacated a non-access easement along the south lot line of Lot 8 as it abuts Skyline Drive.

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.

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STAFF REVIEW:

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

Drainage Plan: A drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. In particular, access to proposed Lot 8A, across a Major Drainage Easement, must be constructed in compliance with that drainage plan. Staff is recommending that a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Sandstone Lane: The Layout Plat identifies Sandstone Lane located along the east lot line of proposed Lot 9R. Sandstone Lane is classified as a sub-collector requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained.

Skyline Drive: The Layout Plat identifies Skyline Drive located along the south lot line of proposed Lot 8R. Skyline Drive is classified as a collector street requiring that it be located within a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface. Currently, Skyline Drive is located within a 100 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans improving Skyline Drive as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Utility and Access Easement: The Layout Plat identifies that a section line highway located along the south lot line has previously been vacated and that a 33 foot wide utility and access easement has been retained. The access easement is classified as a lane place street requiring that the street be located within a minimum 45 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans improving the utility and access easement as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Sewer: A sewer main located in the Pevans Parkway right-of-way will serve the future residences to be located on Lot 8A and Lot 9R. Currently, a sewer main does not exist in the Skyview Drive right-of-way to serve proposed Lot 8B. However, the proposed lot is located approximately 440 feet north of the existing main in Pevans Parkway right-of-way. Chapter 16.16.050.B of the Rapid City Municipal Code states that "...any subdivision located within five hundred feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system". As such, staff is recommending that upon submittal of a Preliminary Plat, construction plans be submitted for review and approval identifying the extension of a sewer main to serve proposed Lot 8B from Pevans Parkway right-of-way or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show public utility easements as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be

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designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The 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. Staff is recommending that the Uniform Fire Code be continually met.

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