

STAFF REPORT  
September 9, 2004

---

**No. 04PL109 - Layout Plat**

**ITEM 3**

---

GENERAL INFORMATION:

PETITIONER	Black Hills Surveying
REQUEST EXISTING LEGAL DESCRIPTION	<b>No. 04PL109 - Layout Plat</b> Unplatted portion of Tract A of Tract 1, all located in the W1/2 SW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4 and 5 of Owen Hibbard Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.77 acres
LOCATION	At the intersection of Golden Eagle Drive and South U.S. Highway 16 Service Road
EXISTING ZONING	Office Commercial District (PCD)/General Commercial District (PCD)/Public District
SURROUNDING ZONING	
North:	Public District
South:	General Commercial District (PCD)
East:	General Commercial District
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended to City of Rapid City water and sewer
DATE OF APPLICATION	7/29/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Upon submittal of the Preliminary Plat application, a drawing showing existing topographical information, existing utilities and service line connections and streets for the entire property shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
4. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered

STAFF REPORT  
September 9, 2004

---

**No. 04PL109 - Layout Plat**

**ITEM 3**

---

- Professional Engineer showing the extension of service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. Upon submittal of the Preliminary Plat application, all Uniform Fire Codes shall be continually met;
  6. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates;
  7. Upon submittal of a Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
  8. Prior to Preliminary Plat approval by the City Council, road construction plans for U.S. Highway 16 shall be submitted for review and approval. In particular, road construction plans shall show U.S. Highway 16 located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained;
  9. Prior to Preliminary Plat approval by the City Council, road construction plans for Promise Road shall be submitted for review and approval. In particular, road construction plans shall show Promise Road located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained; and,
  10. Prior to Preliminary Plat approval by the City Council, road construction plans for Golden Eagle Drive shall be submitted for review and approval. In particular, road construction plans shall show Golden Eagle Drive located in a minimum 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Requirements shall be obtained or the section line highway shall be vacated. The adjacent property owner shall sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide approximately seven acres into two lots.

The subject property is located south of Rapid City off of South U. S. Highway 16 between Promise Road and Golden Eagle Drive. Currently, there are no structures on the property.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify all 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.

STAFF REPORT  
September 9, 2004

---

**No. 04PL109 - Layout Plat**

**ITEM 3**

---

STAFF REVIEW:

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

Promise Road: An unimproved section line highway is located along the west lot line of the subject property. Road construction plans must be submitted for review and approval. In particular, Promise Road is identified as a collector street on the Major Street Plan. The road construction plans must show the street constructed with a minimum 76 foot wide right-of-way and 40 foot wide paved surface with curb, gutter, sidewalk or a Variance to the Subdivision Regulations must be obtained.

Golden Eagle Drive: Road construction plans must be submitted for review and approval. In particular, Golden Eagle Drive is a Subcollector Street. The road construction plans must show the street constructed with a minimum 52 foot wide right-of-way and 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

U.S. Highway 16: U.S. Highway 16 is a principal arterial street classification. Road construction plans must be submitted for review and approval. The road construction plans must show the street constructed with a minimum 100 foot wide right-of-way and 36 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: A gravel section line highway is located along the south lot line of the subject property. The section line highway (Golden Eagle Drive) must be constructed to City Street Design Standards or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of vacating the section line highway; however, the south half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must sign the petition for the vacation of the section line highway or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. Staff is recommending that the section line highway issue be addressed as identified prior to Preliminary Plat approval by the City Council.

Plat: The plat document must be revised to include the required final plat certificates. In particular, no Certificate of Public Works Director block is required. The existing dedicated right-of-way widths must be shown on the plat document in addition to the section lines shown and labeled to the south and south/west of the subject property.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water lines must be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of service lines shall be submitted for review and approval upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations shall be obtained.

Drainage: A drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary. In addition, a

STAFF REPORT  
September 9, 2004

---

**No. 04PL109 - Layout Plat**

**ITEM 3**

---

grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Drainage Basin Fees must be paid at issuance of a building permit for Arrowhead Drainage Basin, calculated at \$588.00 per acre.

Fire: Verify existing fire flows as to meet the minimum standard for General Commercial zoning on the subject property. It is the responsibility of the applicant to ensure minimum required fire flows are provided at project sites for proposed structures.

Connection Fees: Sewer and water connection fees have been established for the area involved with this plat, to recover costs from city projects, which extend water supply and wastewater collection systems to this vicinity on U.S. Highway 16. Connection fees are identified as \$324.44 per acre of frontage on U.S. Highway 16 for the water connection fee (#3910-0009) and \$918.18 per acre for the sanitary sewer connection fee plus \$21.43 per foot along the lot line frontage of 156.80 feet (#3940-0010). These fees will need to be paid to the City of Rapid City Finance Office prior to service connection to the water or sewer systems in this subdivision. Connection fee procedures has indicated that connection fees are to be paid at the time a building permit is obtained to connect a service to the relevant utility, not at the time of Final Plat.

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