

STAFF REPORT  
November 24, 2004

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**No. 04PL161 - Preliminary Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Pat Hall
REQUEST	<b>No. 04PL161 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 2, 3, 4, and 5 of Block 1, Skyline Pines Subdivision, located in the E1/2 of the SE1/4 of Section 10, and the W1/2 of the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2R, 3R, 4R, and 5R, Block 1, Skyline Pines Subdivision, located in the E1/2 of the SE1/4 of Section 10, and the W1/2 of the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.4 Acres
LOCATION	South of Pevans Parkway along Skyline Drive
EXISTING ZONING	Park Forrest District
SURROUNDING ZONING	
North:	Park Forrest District
South:	Park Forrest District
East:	Park Forrest District
West:	Light Density Residential
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2004
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 geotechnical analysis with slope stability information shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, 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. Prior to Preliminary Plat approval by the City Council, 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 or a Variance to the Subdivision Regulations shall be obtained;

STAFF REPORT  
November 24, 2004

---

**No. 04PL161 - Preliminary Plat**

**ITEM 13**

---

4. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. 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 red lined drawings shall be returned to the Engineering Division;
6. Prior to Preliminary Plat approval by the City Council, road construction plans for Skyline Drive shall be submitted for review and approval. In particular, the road construction plans shall show Skyline Drive with curb, gutter, sidewalk, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
8. All Uniform Fire Codes shall be continually met;
9. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a 20 foot wide major utility easement along a portion of the common lot line between Lot 2R and 3R, extending north to the north lot line of Lot 2R to accommodate a City water main;
10. Prior to submittal of a Final Plat application written documentation from all of the affected utility companies shall be submitted identifying concurrence with the relocation of the utility easements along the common lot lines;
11. Prior to submittal of a Final Plat application, the plat document shall be revised to clearly delineate the non-access easement along Skyline Drive;
12. Upon submittal of the Final Plat application, 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 reconfigure four residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter and sidewalk along Skyline Drive as it abuts the subject property. (See companion item #04SV069.)

The property is located approximately 1560 feet south of the Pevans Parkway/Skyline Drive intersection on the west side of Skyline Drive and is part of the Skyline Pines Subdivision.

**STAFF REVIEW:**

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

**Zoning:** The property is currently zoned Park Forest District which requires a minimum lot size of three acres. The Preliminary Plat identifies that the lots will range in size from 4.175 acres to 6.546 acres which meets the minimum lot size requirement of the Park Forest District.

**Drainage:** To date, a drainage plan has not been submitted for review and approval addressing the proposed relocation of common lot lines and, subsequently, minor drainage easements. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval. In addition, the plat document must be

STAFF REPORT  
November 24, 2004

---

**No. 04PL161 - Preliminary Plat**

**ITEM 13**

---

revised to provide drainage easements as needed.

Utility Easements: The proposed relocation of common lot lines also relocates a 16 foot wide utility easement. As such, staff is recommending that prior to submittal of a Final Plat application, all of the affected utility companies must submit written documentation concurring with the proposed utility easement relocation(s). Staff is also recommending that the plat document be revised to provide a 20 foot wide major utility easement along a portion of the common lot line between Lot 2R and 3R, extending north to the north lot line of Lot 2R to accommodate a City water main.

Skyline Drive: Skyline Drive is located along the west lot line of the subject property and serves as legal access to the property. The road is identified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 60 foot wide right-of-way and a constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Skyline Drive is located in an 80 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface. To date, curb, gutter sidewalk, water and sewer have not been constructed along this section of Skyline Drive. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans showing the improvements as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Water: Currently, a water main is located north and south of the subject property along Skyline Drive; however, the water main has not been extended along the subject property. Extending the water main along this section of Skyline Drive will provide a loop feed from Pevans Parkway to properties located south of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of the water main as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Sewer: Currently, a sewer main is located within 400 feet of the subject property along Skyline Drive. Chapter 16.16.050 of the Rapid City Subdivision Regulations requires that any subdivision located within five hundred feet of the Rapid City sewer system hook up to that system. As such, a sewer main must be extended along this section of Skyline Drive to serve the subject property. Staff is recommending that prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be 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 REPORT  
November 24, 2004

---

**No. 04PL161 - Preliminary Plat**

**ITEM 13**

---

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