

STAFF REPORT  
December 9, 2004

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**No. 04PL174 - Preliminary Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Patrick Hall for Donald Shultz, Frankie Shultz, Barbara Bulter, Thomas Feye
REQUEST	<b>No. 04PL174 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	An unplatted portion of NW1/4, NE1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract B of Meadow View Subdivision, NW1/4, NE1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 19.44 acres
LOCATION	Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	General Agriculture District
East:	Low Density Residential District w/Planned Residential Development
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/12/2004
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, 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;
2. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review or a Variance to the Subdivision Regulations shall be obtained;

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3. Prior to Preliminary Plat approval by the City Council, road construction plans for Catron Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the construction of curb, gutter, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for the section line highway located along the north lot line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations 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 platting half a right-of-way;
5. Prior to Preliminary Plat approval by the City Council, an Approach Permit shall be obtained from South Dakota Department of Transportation for the proposed approach along Catron Boulevard;
6. Prior to Preliminary Plat approval by the City Council, 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 or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Catron Boulevard or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to Preliminary Plat approval by the City Council, topographic information shall be submitted for review and approval. In particular, the topographic information shall include existing contours, utilities and land features;
10. 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 redlined drawings shall be returned to the Development Service Center Division;
11. Upon submittal of a Final Plat application, the plat document shall be revised to show the existing public utility easement located in the northern portion of the property;
12. Upon submittal of a 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 subdivide the subject property into a 5.6 acre lot leaving a 13.84 acre non-transferable unplatted balance. The proposed 5.6 acre lot is located north of Catron Boulevard and the 13.84 acre unplatted balance is located south of Catron Boulevard.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Catron Boulevard as it abuts the subject property. (See companion item #04SV071.)

On June 1, 1998, the City Council approved a Preliminary Plat to create a 5.6 acre lot as shown on this Preliminary Plat document. However, the applicant never submitted a Final

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Plat application for the proposed lot. As two years has elapsed since City Council approval of the Preliminary Plat, that plat has expired. As such, the applicant has subsequently submitted this Preliminary Plat application.

The property is located directly east of the Wellington Heights Subdivision and is currently void of any structural development.

**STAFF REVIEW:**

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

**Zoning:** The property was annexed into the City in 1998 and, subsequently, zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per acre. Prior to issuance of a building permit, the property must be rezoned from No Use District to Medium Density Residential District and an Initial and Final Planned Residential Development must be approved.

**Water:** Currently, a 12 inch water main is located in Catron Boulevard but terminates at the southeast corner of the proposed lot. 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 water mains and service lines be submitted for review or a Variance to the Subdivision Regulations must be obtained. In particular, the existing 12 inch water main currently located on the south side of Catron Boulevard must be extended east along Catron Boulevard as it abuts the subject property.

**Sewer:** Currently, a 12 inch sewer main is located in Catron Boulevard but also terminates at the southeast corner of the proposed lot. As such, 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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the existing 12 inch sewer main currently locate on the south side of Catron Boulevard must be extended east along Catron Boulevard as it abuts the subject property. In addition, the applicant must demonstrate that the existing lift station located in the northeast corner of the Wellington Heights Subdivision has capacity to service the subject property.

**Catron Boulevard:** Catron Boulevard is located along the south lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Catron Boulevard is located in a 150 foot wide right-of-way and constructed with a 40 foot wide paved surface. However, curb, gutter, sidewalk, street light conduit, water and sewer have not been constructed along this section of Catron Boulevard. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans showing the balance of the improvements must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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Approach: The Preliminary Plat identifies a 40 foot wide approach onto Catron Boulevard in the southeast corner of the subject property. During the review of the previously approved Preliminary Plat in 1998, the South Dakota Department of Transportation approved an approach from Catron Boulevard within this same area of the subject property. However, more recent South Dakota Department of Transportation traffic analysis within this area suggests that an approach should be constructed in alignment with Wellington Heights located west of the subject property and, subsequently, a service road should serve as access to the site. Staff is recommending that the applicant obtain an Approach Permit from the South Dakota Department of Transportation prior to Preliminary Plat approval by the City Council.

Section Line Highway: A section line highway is located along the north lot line of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the section line highway located along the north lot line be submitted for review and approval. In particular, the road construction plans must show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated. The adjacent property owner must sign the petition to vacate the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

Grading and Drainage Plan: The applicant should be aware that at upon submittal of a building permit application, a grading plan and a drainage plan must be submitted for review and approval. In addition, a drainage basin fee of \$2,085.00 per acre as per the South Truck Route Drainage Basin Plan must be paid prior to issuance of a building permit.

Fire Protection: The Fire Department staff has indicated that 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) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Planting Screen Easement: The Subdivision Regulations require that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Catron Boulevard or a Variance to the Subdivision Regulations must be obtained.

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