

STAFF REPORT  
January 27, 2005

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**No. 04PL208 - Preliminary Plat**

**ITEM 46**

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GENERAL INFORMATION:

PETITIONER	Britton Engineering and Land Surveying, Inc. for Jim Meier
REQUEST	<b>No. 04PL208 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Lot C of Golden Eagle Subdivision, Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A, Lot B and Lot C of Lot 2 of Lot C of Golden Eagle Subdivision, Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.0 acres
LOCATION	Northwest corner of Dyess Avenue and Seger Drive intersection
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Commercial District - Light Industrial District (City)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	12/29/2004
REVIEWED BY	Renee Catron-Blair / Vicki Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a Site Plan showing pipe size of water lines, water service lines and sizes and location of valves, capacity of septic tank and size of treatment mound system and dimension from buildings shall be submitted for review and approval. In addition, permanent access easements shall be provided for water lines, curb stops and fire hydrants;
2. Prior to Preliminary Plat approval by the City Council, a plan showing shared approaches into the property and eliminating the access easement on each lot shall be submitted for review and approval;

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3. 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 and shall be submitted for review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Prior to submittal of the Final Plat application, traffic signs shall be posted as shown on redlines in accordance with the City of Rapid City Standards;
6. Upon submittal of the Final Plat application, the plat document shall be revised to show 17 feet of additional right-of-way being dedicated along Dyess Avenue and Seger Drive and access restrictions shall be shown along Dyess Avenue and Seger Drive; and,
7. 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 create three lots from the existing Lot 2 of Lot C. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water and sewer along Dyess Avenue and to waive the requirement to install curb, gutter, sidewalk, streetlight conduit and sewer along Seger Drive. (See companion item #04SV078.)

The subject property is located on the northwest corner of Dyess Avenue and Seger Drive.

**STAFF REVIEW:**

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

Dyess Avenue: Dyess Avenue is located along the south lot line; Dyess Avenue is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way. The plat document must be revised to show 17 feet of additional right-of-way being dedicated. The balance of the required right-of-way will be obtained from adjacent property in the future. Currently, Dyess Avenue is constructed with an approximate 24 foot wide paved surface. Requiring the installation of curb, gutter, sidewalk, streetlight conduit, water and sewer along Dyess Avenue will result in a discontinuous street section. Sidewalks are not required in Light Industrial Districts. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement or a Variance to the Subdivision Regulations shall be obtained.

Seger Drive: Seger Drive is located along the south lot line; Seger Drive is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way. The plat document must be revised to show 17 feet of additional right-of-way being dedicated. The balance of the required right-of-way will be obtained from adjacent property in the future. Currently, Seger Drive is constructed with an approximate 24 foot wide paved surface and water. Requiring the installation of curb, gutter, sidewalk, streetlight conduit and sewer along Seger Drive will result in a discontinuous street section. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light

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conduit and additional pavement or a Variance to the Subdivision Regulations shall be obtained.

Access Restrictions: Access Restrictions must be shown as 85 feet each way along the corner of Seger Drive and Dyess Avenue as per City of Rapid City Street Standards.

Plat Document: The Register of Deeds suggests the plat document title be revised to read, "Lots 2A, 2B and 2C of Lot C of Golden Eagle Subdivision." The plat document must be revised to show 17 feet of additional right-of-way being dedicated along Seger Drive and Dyess Avenue.

Construction Plans: Staff recommends revised construction plans showing changes identified on the redlined drawings must be submitted prior to Preliminary Plat approval by the City Council for review and approval. In addition, the redlined drawings must be returned to staff. In addition the note on plat document referencing the southeast property pin size shall be coordinated between the site plan and plat document. All construction must be completed in accordance with an approved set of plans.

Subdivision Improvements: Surety for incomplete subdivision improvements must be posted prior to Final Plat along with subdivision inspection fees.

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