

STAFF REPORT  
January 27, 2005

---

**No. 04PL209 - Layout Plat**

**ITEM 26**

---

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Dan Godfrey
REQUEST	<b>No. 04PL209 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Godfrey Addition located in the SE1/4 of Section 27, T1N, R7E and in SW1/4 of SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 2 of Godfrey Addition located in the SE1/4 of Section 27, T1N, R7E and in SW1/4 of SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 66.409 acres
LOCATION	Southwest of the intersection of Catron Boulevard and U.S. Highway 16
EXISTING ZONING	Suburban Residential District - Highway Service District (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Suburban Residential District - Highway Service District (Pennington County)
East:	Highway Service District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and on-site wastewater
DATE OF APPLICATION	12/28/2004
REVIEWED BY	Patsy Horton / Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas 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 particular, the drainage plan shall provide on-site detention as needed. In addition, the plat document shall be revised to provide drainage easements as necessary;**
- 3. Upon submittal of a Preliminary Plat application, 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. If individual on-site wastewater systems are proposed, than an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat application because of the close proximity to existing city utilities, 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. In addition, the applicant shall request in writing oversizing reimbursement from the City; supplemental tap fees shall also be paid as required. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval. The water plans must also address high and low water pressure looping. In addition, the applicant must submit documentation that the existing community water district concurs with the proposed expansion of use;
  5. Upon submittal of a Preliminary Plat application, road construction plans for the driveway easement shall be submitted for review and approval. In particular, the road construction plans shall show the driveway easement located in a minimum 49 foot easement and constructed with curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 24 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway or right-of-way located along the eastern lot line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway or right-of-way 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 or the section line highway or right-of-way shall be vacated. If the section line highway or right-of-way is vacated, then all of the adjacent property owners shall sign a Petition to Vacate the section line or right-of-way;
  7. Upon submittal of the Preliminary Plat, the plat document shall be revised to show the dedication of the west half of the section line highway or right-of-way located on the adjacent property(s) or the west half of the section line highway or right-of-way shall be dedicated as part of a separate platting proposal. Either way, the entire section line highway or right-of-way shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way.
  8. Upon submittal of a Preliminary Plat application, construction plans providing for a north-south collector road to be located through a portion of Lot B of Lot 2 shall be submitted for review and approval or an amendment to the Major Street Plan shall be approved eliminating and/or relocating the collector road;
  9. Upon submittal of a Preliminary Plat application, construction plans for US Highway 16 frontage road shall be submitted for review and approval. In particular, the frontage road construction plans shall show the frontage road constructed within a minimum 100 foot right-of-way and constructed with curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 40 foot wide

10. paved surface or a Variance to the Subdivision Regulations shall be obtained;  
Upon submittal of a Preliminary Plat application, construction plans for a permanent turnaround at the end of the driveway easement shall be submitted for review and approval or a Special Exception to waive the requirement shall be approved;
11. Upon submittal of a Preliminary Plat application, geotechnical analysis for the pavement design shall be submitted for review and approval;
12. Prior to Preliminary Plan 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 Services Center;
13. Upon submittal of a Preliminary Plat, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private utilities through the subject property as well as to adjacent properties;
14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements 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;
15. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and waterlines, 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;
16. Upon submittal of a Preliminary Plat application, the title block shall be revised to indicate "formerly Lot 2 of Godfrey Addition";
17. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits. In addition, the property shall be Rezoned from No Use District to General Commercial with a Planned Commercial Development overlay, Medium Density Residential with a Planned Residential Development overlay and Planned Residential Development with a maximum of 4 dwelling units per acre;
18. Prior to submittal of a Final Plat, the plat document shall be revised to show a ten foot wide planting screen easement along Haines Avenue or a Variance to the Subdivision Regulations shall be obtained; and
18. 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 Layout Plat to subdivide approximately 66 acres into two lots sized 10 acres and 56.409 acres, respectively.

The property is located to the south of Catron Boulevard and to the west of US Highway 16. Currently, there is one single family residence located on proposed Lot A of Lot 2.

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.

STAFF REVIEW:

Due to staff illness, the staff report for this project has not been completed as of this writing. Staff will forward the completed report to the Planning Commission as soon as possible. **This staff report has been updated on January 26, 2005 – all updates to the staff report are shown in bold print.**

Staff Review:

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

**Drainage: Staff is recommending that upon submittal of a Preliminary Plat application, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that street flows comply with the Drainage Criteria Manual standards. In addition, adequate detention on or off the property must be provided to maintain pre-developed flows or it must be demonstrated that adequate easements and conveyance exist downstream for developed flows or an analysis to determine compliance with reasonable use principles must be submitted or a combination of these items to be submitted for review and approval. The drainage plan must also account for flows onto the site from the south. It appears that drainage facilities or easements or both may be needed.**

**Driveway Easement: The Layout Plat identifies a 15 foot driveway easement located along the eastern lot line of Lots A and B. This driveway easement is identified as a lane/place requiring a minimum 49 foot wide easement 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 be submitted as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the driveway cul-de-sac with a minimum 110 foot diameter right-of-way and a minimum 92 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.**

**Section Line Highway: As previously indicated, a section line highway is located along the property boundary. The County Director of Equalization's records indicate that the applicant owns the western 33 feet of the property lying along the section line and adjacent to the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highway be submitted for review and approval. In particular, the road construction plans must show the section line highway or right-of-way 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 must be obtained or the section line highway or right-of-way must be vacated. If the section line highway or right-of-way is vacated, then all of the adjacent property owners must sign a Petition to Vacate the section line or right-of-way.

The Layout Plat identifies that the west half of the section line highway or right-of-way is located on adjacent property. Staff is recommending that upon submittal of the Preliminary Plat, the plat document be revised to show the dedication of the west half of the section line highway or right-of-way or the west half of the section line highway or right-of-way must be dedicated as a part of a separate platting proposal. Either way, the entire section line highway or right-of-way must be dedicated at the same time or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

**Major Street Plan:** The Major Street Plan identifies a north-south collector road to be constructed through the subject property. The collector road will serve to connect Catron Boulevard to the north with Moon Meadows Drive to the south. Upon Preliminary Plat submittal, construction plans for the collector road must be submitted for review and approval or the Major Street Plan must be amended to eliminate and/or relocate the collector road.

The Major Street Plan also identifies the US Highway 16 frontage road as a minor arterial. Upon Preliminary Plat submittal, construction plans for the minor arterial must be submitted for review and approval. In particular, the road construction plans must show the frontage road right-of-way constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

**Water:** Water plans prepared by a Registered Professional Engineer showing all service lines connecting to the existing water main within the US Highway 16 right-of-way must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. In addition, the water plans must show the existing water system layout, including location and size of mains, reservoir capacity, overflow elevations, well location and capacity. The water plans must also address high and low water pressure looping. In addition, the applicant must submit documentation that the existing community water district concurs with the proposed expansion of use. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

**Sewer:** Sewer plans prepared by a Registered Professional Engineer showing the extension of all service lines connecting to the existing sanitary sewer main within the US Highway 16 right-of-way must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a

Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. In particular, the information must include percolation test data and location as well as soil profile data and locations. In addition, data must be submitted identifying the depth to ground water. A note must also be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

**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. 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.

**Annexation:** In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

**Zoning:** Upon annexation the subject property will be zoned No Use District. The existing Long Range Comprehensive Plan identifies the appropriate use of the property as Park Forest. However, a draft US Highway 16 Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as General Commercial with a Planned Commercial Development, Medium Density Residential with a Planned Residential Development and Planned Residential Development with a maximum of 4 dwelling units per acre. The Planning Commission recommended approval of the draft Future Land Use Plan at its November 4, 2004 meeting. Staff is recommending that once the property is annexed, the property be Rezoned from No Use District to General Commercial with a Planned Commercial Development, Medium Density Residential with a Planned Residential Development and Planned Residential Development with a maximum of 4 dwelling units per acre for consistency with the city's Comprehensive Plan.

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