

STAFF REPORT  
January 27, 2005

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**No. 04PL212 - Layout and Preliminary Plat**

**ITEM 28**

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GENERAL INFORMATION:

PETITIONER

Sperlich Consulting, Inc. for Gordon Howie

REQUEST

**No. 04PL212 - Layout and Preliminary Plat**

EXISTING

LEGAL DESCRIPTION

A portion of Tract T of Trailwood Village, located in the SE1/4 of the SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota more fully described as follows: Commencing at the southwesterly corner of Lot BR of Trailwood Village, common to a point on the northerly edge of the right-of-way of SD State Highway 44, and the Point of Beginning; Thence, first course: N68°57'27"E, along the southerly boundary of said Lot BR, a distance of 209.64 feet, to an angle point on the southerly boundary of said Lot BR; Thence, second course: S65°06'07"E, along the southerly boundary of said Lot BR, a distance of 72.70 feet, to a point on the southerly boundary of said Lot BR, common with a point on the westerly end of the edge of right-of-way of Avery Drive; Thence, third course: S24°53'53"W, along the westerly end of the edge of right-of-way of said Avery Drive, a distance of 60.00 feet; Thence, fourth course: S65°06'07"E, along the southerly edge of right-of-way of said Avery Drive, a distance of 10.00 feet; Thence, fifth course: S24°53'53"W, along the southerly edge of right-of-way of said Avery Drive, a distance of 20.00 feet; Thence, sixth course: S65°06'07"E, along the southerly edge of right-of-way of said Avery Drive, a distance of 25.00 feet; Thence, seventh course: N24°53'53"E, along the southerly edge of right-of-way of said Avery Drive, a distance of 20.00 feet; Thence, eighth course: southeasterly, along the southerly edge of said Avery Drive, curving to the right on a curve with a radius of 1983.52 feet, a delta angle of 09°09'25", an arc length of 317.00 feet, a chord bearing of S60°31'25"E, and a chord distance of 316.66 feet, to the southeasterly corner of said Avery Drive, common to a point on the westerly edge of the right-of-way of Covington Street; Thence, ninth course: southwesterly, along the westerly edge of said Covington Street, curving to the right on a curve with a radius of 520.00 feet, a delta angle of 06°21'52", an arc length of 57.76 feet, a chord bearing of S37°14'14"W, and chord distance of 57.73 feet, to a point of tangency on the westerly edge of the right-of-way of said Covington Street; Thence, tenth course: S40°25'09"W, along the westerly edge of the right-of-way of said

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Covington Street, a distance of 142.61 feet, to the southwesterly corner of the right-of-way of said Covington Street, common to a point on the northerly edge of the right-of-way of said SD State Highway 44; Thence, eleventh course: N51°11'35"W, along the northerly edge of the right-of-way of said SD State Highway 44, a distance of 534.30 feet, to the southwesterly corner of said Lot BR of Trailwood Village, and the Point of Beginning; said parcel contains 1.968 acres, more or less

PARCEL ACREAGE	Approximately 1.906 acres
LOCATION	At the intersection of Avery Drive and Covington Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

**RECOMMENDATION:**

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for S. D. Highway 44. In particular, the road construction plans shall show the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
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, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a construction plan shall be submitted for review and approval for Covington Street. In particular, the road construction plan shall show the sidewalk or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to add the note, "prior to a building or construction permit being issued, downstream drainage

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- improvements as approved by the City of Rapid City and Pennington County are to be constructed"; and,
6. 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 Layout and Preliminary Plat to create Lot C from a portion of Tract T. Proposed Lot C will be approximately one acre in area. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along S.D. Highway 44 as it abuts the subject property. (See companion item #04SV079.)

The subject property is located on the corners of S.D. Highway 44, Covington Street and Avery Street.

STAFF REVIEW:

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

S. D. Highway 44: S. D. Highway 44 is located along the south lot line and is classified as a principal arterial street requiring no additional right-of-way. Currently, S. D. Highway 44 is constructed with a 66 foot wide paved surface, street light conduit, water and sewer. 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 and sidewalk or a Variance to the Subdivision Regulations shall be obtained.

Avery Drive: Sidewalks shall be completed along Avery Drive and a "No Outlet" street sign shall be posted on Avery Drive. Crack sealing of Avery Drive shall be completed as needed on the street. Surety shall be posted for the not completed improvements.

Covington Street: Sidewalks shall be completed along Covington Street and Surety shall be posted for the not completed improvements. A construction plan must be submitted for review and approval prior to Preliminary Plat approval by the City Council for the sidewalk or a Variance to the Subdivision Regulations shall be obtained.

Subdivision Improvements: Plans for subdivision improvements have been approved in conjunction with a previous Preliminary Plat to subdivide Lot BR and Avery Street to the north of the subject property. Subdivision inspection fees and surety for incomplete subdivision improvements associated must be posted prior to Final Plat approval along with inspection fees. Drainage improvements, sidewalks, street sign and cracks sealing on streets must be completed prior to Final Plat submittal or surety posted.

Drainage: The Pennington County Highway Department staff has indicated that damage to downstream properties, right-of-way and irrigation ditches may occur when development of Lot C takes place. A note must be placed on the plat document stating: "prior to a building or construction permit being issued, downstream drainage improvements as approved by the City of Rapid City and Pennington County are to be constructed." The downstream

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drainage improvements are in lieu of on-site storm water detention shown on the Master Plan and must be constructed prior to development of Lot C for safety purposes. These improvements include the drainage crossing at the Murphy Irrigation Ditch and Teewinot Drive, a storm sewer crossing under S.D. Highway 44 and an open channel which discharges into Rapid Creek. The City of Rapid City and Pennington County have completed a review of these drainage improvement plans on December 29, 2004.

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