

STAFF REPORT  
May 26, 2005

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**No. 05PL064 - Layout Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	<b>No. 05PL064 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision Phase 1, W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-12, Block 5, Stoney Creek Subdivision Phase 1, W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.72 acres
LOCATION	5225 Bendt Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

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, complete topographic information shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a pavement design in accordance with the geotechnical report shall be submitted for review and approval;

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4. Upon submittal of a Preliminary Plat application, a drainage plan in accordance with the Arrowhead Drainage Basin Plan shall be submitted for review and approval. In addition, the plat document shall be revised to show existing and proposed major and minor drainage easements;
5. 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;
6. Upon submittal of a Preliminary Plat application, 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;
7. Upon submittal of a Preliminary Plat application, road construction plans for Knowledge Lane shall be submitted for review and approval. In particular, Knowledge Lane shall be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. The International Fire Code shall be continually met;  
Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Catron Boulevard, Bendt Drive and the first fifty feet of all corner lots; and,
10. 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:

**(Update May 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the April 21, 2005 Planning Commission meeting at the applicant's request.** The applicant has submitted a Layout Plat to subdivide the subject property into 36 townhome lots. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Commercial District to Low Density Residential District II. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from General Commercial with a Planned Commercial Development to Low Density Residential District II with a Planned Residential District. (See companion items 05RZ034 and 05CA022.)

The property is located in the northwest corner of the Bendt Drive/Catron Boulevard intersection and is currently void of any structural development.

STAFF REVIEW:

The applicant's site plan identifies that the proposed townhome development will consist of two-two unit townhomes, seven-three unit townhomes and two-four unit townhomes. However, the Low Density Residential II District does not allow more than 30 percent of the townhomes as multi-family units with more than two connected units or in this instance, ten units. It does not appear that the minimum 4,000 square foot lot size can be provided for each individual lot as required by Ordinance. As such, the applicant is requesting that all three items be continued to the May 26, 2005 Planning Commission meeting to allow the

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applicant to revise the Layout Plat and/or revise the Rezoning and Comprehensive Plan Amendment requests to comply with the multi-family townhome development requirements of the Rapid City Municipal Code. **On April 29, 2005, the applicant submitted a revised Rezoning request to change the zoning designation of the subject property from General Commercial District to Medium Density Residential District. In addition, the applicant submitted a revised Comprehensive Plan Amendment to change the future land use designation from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum of 4.8 dwelling units per acre. The proposed land use is in compliance with the revised Rezoning and Comprehensive Plan Amendment requests.**

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

**Drainage:** As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

**Sewer:** Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

**Water:** Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application.

**Knowledge Lane:** The Layout Plat identifies Knowledge Lane as a looped street in the subdivision. Knowledge Lane is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. Upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

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