

STAFF REPORT  
January 5, 2006

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**No. 05PL240 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc.
REQUEST	<b>No. 05PL240 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 4 and 5 of Judicial Lot 4, Norman Ranch Subdivision, Section 28, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B and Lot 5R of Judicial Lot 4 and Lots 6- 17 of Norman Ranch Subdivision formerly Lots 4 and 5 of Judicial Lot 4, Norman Ranch Subdivision, Section 28, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.93 acres
LOCATION	Adjacent to the southwest side of Old Folsom Road between Lamb Road and east of South Highway 79
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County) - General Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County) - General Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County) - General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	12/9/2005
REVIEWED BY	Vicki L. Fisher / Emily Fisher

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 a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that discharge shall not exceed pre-developed flow rates and shall not exceed capacity of downstream facilities. Any discharge onto adjacent properties shall be located within designated drainage easements. In addition, the plat document shall be revised to provide drainage

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

- easements as needed;
2. Upon submittal of a Preliminary Plat, a geotechnical report shall be submitted for review and approval;
  3. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private and public utilities through the subject property as well as to adjacent properties;
  4. 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, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
  5. 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. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed with a minimum eight inch water main and shall be designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
  6. Upon submittal of a Preliminary Plat application, road construction plans for Old Folsom Road shall be submitted for review and approval. In particular, the construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 17 additional feet of right-of-way;
  7. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the south lot line shall be submitted for review and approval. In particular, the construction plans shall show the street 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of 17 additional feet of right-of-way. The applicant also has the option of vacating the section line highway. If vacated, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained to eliminate and/or relocate the principal arterial street as currently shown in the section line highway;
  8. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the west lot line shall be submitted for review and approval. In particular, the construction plans shall show the street 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 shall be vacated;
  9. Upon submittal of a Preliminary Plat application, road construction plans for the collector street as shown on the Major Street Plan shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

- Regulations shall be obtained or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained to eliminate and/or relocate the principal arterial street as currently shown in the section line highway. In addition, the plat document shall be revised to show the collector street as per the City's Major Street Plan;
10. Upon submittal of a Preliminary Plat application, construction plans for Norman Ranch Road shall be submitted for review and approval. In particular, Norman Ranch Road shall be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans shall also show the proposed turnaround(s) located in a minimum 110 foot wide right-of-way and constructed with a minimum 96 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  11. Prior to Preliminary Plat approval by the City Council, an Exception shall be obtained to allow Norman Ranch Road to be designed as an 3,800 foot long cul-de-sac street with no intermediate turnarounds every 600 feet or the plat document shall be revised accordingly;
  12. Prior to submittal of a Preliminary Plat application, an Approach Permit shall be obtained from the Pennington County Highway Department for the proposed approaches along Old Folsom Road. In addition, the plat document shall be revised to show a shared approach to proposed Lots 4A and 4B. The shared approach shall measure a maximum of 40 feet in width by 40 feet in length;
  13. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
  14. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County shall be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence shall be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement shall be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services;
  15. Prior to submittal of a Final Plat application, a different street name for Norman Ranch Road shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved street name;
  16. Upon submittal of a Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems";
  17. Upon submittal of a Final Plat application, the plat document shall be revised to show "Judicial Lot 4" in the formerly description; 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 create 15 residential lots ranging in size from 10.269 acres to 20.303 acres.

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

The property is located approximately one mile south of the intersection of Old Folsom Road and S.D. Highway 79 on the south side of Old Folsom Road. Currently, the property is void of any structural development.

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:**

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

**Zoning:** The property is currently zoned Limited Agriculture District requiring a minimum ten acre lot size. The Layout Plat identifies the proposed lots ranging in size from 10.269 acres to 20.393 acres, meeting the minimum lot size requirement of the Limited Agriculture District.

**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. In particular, the drainage plan must demonstrate that discharge does not exceed pre-developed flow rates and does not exceed capacity of downstream facilities. Any discharge onto adjacent properties shall be located within designated drainage easements. The plat document must be revised to provide drainage easements as needed. 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.

**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.

**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. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. 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.

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. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient fire and domestic flows and water quality must be submitted for review and approval. 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.

Old Folsom Road: The Layout Plat identifies Old Folsom Road located along the north lot line. The street is classified as a principal arterial street on the City's Major Street Plan requiring that it 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. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Old Folsom Road be submitted for review and approval. In particular, the construction plans must show the street 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 17 additional feet of right-of-way.

Baron Street: The Layout Plat identifies Baron Street extending west and south from old Folsom Road as an approximate 3,800 foot long cul-de-sac street. The street is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans must also show the a turnaround at the end of the street located in a minimum 110 foot wide right-of-way and constructed with a minimum 96 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained;

The Street Design Criteria Manual states that a cul-de-sac shall not exceed 1,200 feet and shall provide an intermediate turnaround every 600 feet. As such, staff is recommending that an Exception be obtained to allow the 3,800 foot long cul-de-sac street with no intermediate turnarounds every 600 feet or the plat document shall be revised accordingly.

North-South Section Line Highway: A section line highway is located along the west lot line. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the west lot line be submitted for review and approval. In particular, the construction plans must show the street 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 must be vacated. A portion of the section line highways is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

adjacent to the tract to be subdivide, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section line highway(s), the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified or construction plans for the streets must be submitted for review and approval.

East-West Section Line Highway: A section line highway 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. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highway located be submitted for review and approval. In particular, the construction plans must show the street 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 17 additional feet of right-of-way. The applicant also has the option of vacating the section line highway. If vacated, a Comprehensive Plan Amendment to the Major Street Plan shall be obtained to eliminate and/or relocate the principal arterial street as currently shown in the section line highway. In addition, a portion of the section line highways is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivide, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section line highway(s), the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified or construction plans for the streets must be submitted for review and approval.

Collector Street: The Major Street Plan identifies a collector street extending through the southern portion of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the collector street as shown on the Major Street Plan be submitted for review and approval. In particular, the construction plans must show the street located in a minimum 76 foot wide right-of-way and 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 or a Comprehensive Plan Amendment to the Major Street Plan must be obtained to eliminate and/or relocate the principal arterial street as currently shown in the section line highway. In addition, the plat document must be revised to show the collector street as per the City's Major Street Plan.

Approach: The plat document identifies two lots directly abutting Old Folsom Road. Prior to submittal of a Preliminary Plat application, an Approach Permit must be obtained from the Pennington County Highway Department for the proposed approaches along Old Folsom Road. In addition, the plat document must be revised to show a shared approach to

STAFF REPORT  
January 5, 2006

---

**No. 05PL240 - Layout Plat**

**ITEM 8**

---

proposed Lots 4A and 4B. The shared approach must measure a maximum of 40 feet in width by 40 feet in length,

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