

STAFF REPORT  
August 24, 2006

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**No. 06PL126 - Layout Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Schriener Investments, LLC
REQUEST	<b>No. 06PL126 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	An unplatted parcel of land located in the SE1/4 NE1/4 NE1/4; NE1/4 SE1/4 NE1/4; excepting Tract B of Medicine Ridge, located in the NE1/4 NE1/4 and the SE1/4 NE1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 7, Block 1; and Lots 1 thru 7, Block 2, Medicine Ridge Subdivision, formerly an unplatted parcel of land located in the SE1/4 NE1/4 NE1/4; NE1/4 SE1/4 NE1/4; excepting Tract B of Medicine Ridge, located in the NE1/4 NE1/4 and the SE1/4 NE1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.03 acres
LOCATION	At the western terminus of Stumer Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District - Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/28/2006
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 geotechnical report including pavement design shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and

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3. sediment control plan for all improved areas shall be submitted for review and approval; Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval;
6. 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. In addition, the plat document shall also be revised to provide utility easements as needed;
7. 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. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
8. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located along the east lot line of the subject property shall be submitted for review and approval. In particular, the road 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. The adjacent property owner(s) shall sign the petition(s) to vacate the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;
9. Upon submittal of a Preliminary Plat, road construction plans for Twin Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street 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;
10. Upon submittal of a Preliminary Plat application, road construction plans for the 66 foot wide access and utility easement shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way or an Exception shall be obtained to allow an easement to serve as access to more than four lots. In addition, the street shall be 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 easement shall be vacated. The adjacent property owner(s) shall sign the application to vacate the access and utility easement;
11. Upon submittal of a Preliminary Plat application, road construction plans for the 40 foot wide access and utility easement shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way or an Exception shall be obtained to allow an easement to serve as access to more than four lots. In addition, the street shall be 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 easement shall be

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- vacated;
12. Upon submittal of a Preliminary Plat application, the plat document shall maintain an access street to the north lot line. If the 66 foot wide access and utility easement and the 40 foot wide access and utility easement are vacated, then an alternate street connection to the north lot line shall be provided. In particular, the street shall 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the location of the street shall be coordinated with the adjacent property owner;
  13. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, 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. In addition, the International Fire Code shall be continually met;
  14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  15. Prior to Preliminary Plat approval by the City Council, a Comprehensive Plan Amendment to the U.S. Highway 16 Future Land Use Plan to allow a Planned Residential Development with a maximum of 1.27 dwelling units per acre in lieu of a Planned Residential Development with a maximum of one dwelling unit per acre or the plat document shall be revised accordingly;
  16. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
  17. Prior to submittal of a Final Plat application, that portion of Twin Drive located on the adjacent property shall be recorded as right-of-way or the plat document shall be revised to include this portion of the right-of-way;
  18. Prior to submittal of a Final Plat application, the applicant shall submit street names for the access easements and a different street name for "Twin Drive" to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names; and,
  19. 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 the subject property into 14 residential lots to be known as Medicine Ridge Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. (See companion item #05SV047.)

The property is located west of the northern terminus of Stumer Road and is currently 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

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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/Future Land Use Plan:** The property is currently zoned General Agriculture District. The U.S. Highway 16 Future Land Use Plan identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per acre. Subdividing the subject property, 11.03 acres, into 14 residential lots will result in a density of 1.27 dwelling units per acre. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Comprehensive Plan Amendment to the U.S. Highway 16 Future Land Use Plan be reviewed and approved to allow a Planned Residential Development with a maximum of 1.27 dwelling units per acre in lieu of a Planned Residential Development with a maximum of one dwelling unit per acre or the plat document must be revised accordingly.

The applicant should also be aware that prior to issuance of a building permit, the property must be rezoned to Low Density Residential District and an Initial and Final Planned Residential Development must be reviewed and approved.

**Lot Configuration:** The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that 12 of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

**Section Line Highway:** A section line highway is located along the east lot line of the subject property. The east half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owner(s) must participate in the platting of the east half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. 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 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. The adjacent property owner(s) must sign the petition to vacate the section line highway.

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Twin Drive: The Layout Plat identifies Twin Drive, an east-west street, extending through the subject property. The applicant has coordinated the location of the street extension with the developer located east of the subject property as it extends through the PLM Subdivision. The street location also aligns with an existing 66 foot wide access and utility easement located along the west lot line of the subject property. Staff has reviewed the proposed location of the street and concurs with the alignment. Staff is subsequently recommending that upon submittal of a Preliminary Plat, road construction plans for Twin Drive be submitted for review and approval. In particular, the road construction plans must show the street 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 must be obtained. The adjacent property owner(s) must sign the application to vacate the access and utility easement;

As noted above, Twin Drive extends into the PLM Subdivision to connect with Stumer Road. To date, a Final Plat has not been submitted for review and approval dedicating this portion of the right-of-way located within the PLM Subdivision. As such, staff is recommending that prior to submittal of a Final Plat application, that portion of Twin Drive located on the adjacent property be recorded as right-of-way or the plat document must be revised to include this portion of the right-of-way.

66 Foot Wide Access and Utility Easement: The Layout Plat identifies an existing 66 foot wide access and utility easement extending from the west lot line to the north lot line of the subject property. The easement 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. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted as identified or a Variance to the Subdivision Regulations must be obtained or the access and utility easement must be vacated. The adjacent property owner(s) must sign the application to vacate the access and utility easement.

40 Foot Wide Access and Utility Easement: The Layout Plat identifies a 40 foot wide access and utility easement extending north from Twin Drive to the north lot line of the subject property. The easement 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. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans be submitted as identified or a Variance to the Subdivision Regulations must be obtained or the access and utility easement must be vacated. The adjacent property owner(s) sign the application to vacate the access and utility easement.

Access to North Lot Line: The two access and utility easements as described above provide access to the north lot line. However, if the easements are vacated, then an alternate street connection to the north lot line must be provided. In particular, the street must 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the location of the street must be

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coordinated with the adjacent property owner.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

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. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system. The plat document must also be revised to provide utility easements as needed.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided. Upon submittal of a Preliminary Plat application, the construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plan must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows. In addition, the plat document must be revised to provide drainage easements as necessary.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that street names for the access and utility easements and a different street name for "Twin Drive" must be submitted for review and approval. In addition, the plat document must be revised to show the approved street names.

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