

STAFF REPORT  
September 6, 2007

---

**No. 07PL106 – Preliminary Plat**

**ITEM 6**

---

GENERAL INFORMATION:

APPLICANT	Stephen E. Hilton
AGENT	Gary Renner for Renner & Associates
PROPERTY OWNER	Stephen E. Hilton
REQUEST	<b>No. 07PL106 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Tract A of Palmer Subdivision and the SW1/4 of the NW1/4 of Section 14, T2N, R6E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Hilton Tract of Palmer Subdivision, Section 14, T2N, R6E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 77.250 acres
LOCATION	22550 Potter Road
EXISTING ZONING	General Agriculture District - Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District - Limited Agriculture District (Pennington County)
South:	Low Density Residential District - Suburban Residential District (Pennington County)
East:	General Agriculture District
West:	Limited Agriculture District - Low Density Residential District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

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

1. Prior to City Council Approval of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision

STAFF REPORT  
September 6, 2007

---

**No. 07PL106 – Preliminary Plat**

**ITEM 6**

---

- Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems be submitted for review and approval;
2. Prior to City Council approval 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 system 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 designed and constructed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
  3. Prior to City Council approval of a Preliminary Plat application, road construction plans for Palmer Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 52 foot 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;
  4. Prior to City Council approval of a Preliminary Plat application, a Wildland Fire Mitigation Plan shall be submitted for review and approval;
  5. Prior to City Council approval of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  6. Prior to City Council approval of a Preliminary Plat application, a revised legal description for the proposed lot shall be submitted for review and approval;
  7. 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; and,
  8. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to combine two lots into one 76 acre lot. The property is located east of Potter Road and north of Palmer Road. Currently a single family residence is located on the subject property.

On June 4, 2007, City Council approved a Layout Plat (#07PL053) for the property with the following stipulations:

1. Prior to Layout Plat approval by the Planning Commission, the applicant shall submit a structural site plan showing the existing structures and utilities located on the subject property;
2. 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;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. If on-site detention is required, then design calculations and details for the detention shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;

STAFF REPORT  
September 6, 2007

---

**No. 07PL106 – Preliminary Plat**

**ITEM 6**

---

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 be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval and percolation tests demonstrating that the soils are suitable for on-site wastewater treatment systems 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 system 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 designed and constructed 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 Palmer Road shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 52 foot 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;
7. Upon submittal of a Preliminary Plat application, a Wildland Fire Mitigation Plan shall be submitted for review and approval;
8. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. 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; and,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.

**STAFF REVIEW:**

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

**Site Plan:** Staff noted that a structural site plan identifying the location of the existing single family residence, accessory structures and existing utilities was reviewed and approved for the property during the Layout Plat (#07PL053).

**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 must be submitted for review and approval. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. Staff noted that no additional improvements are proposed for this property. As such, a grading and drainage plan is not required as part of this Preliminary Plat.

**Sewer:** Staff is recommending that prior to City Council approval of the Preliminary Plat

STAFF REPORT  
September 6, 2007

---

**No. 07PL106 – Preliminary Plat**

**ITEM 6**

---

application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. If on-site wastewater treatment systems are proposed then information on depth and type of soil, and capacity of septic tanks proposed must be submitted for review and approval. Staff noted that a percolation test demonstrating that the soils are suitable for on-site wastewater treatment systems was submitted for review and approval as part of the Layout Plat for the property.

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 noted that well data was submitted for review and approval demonstrating sufficient domestic flows for the existing residence as part of the Layout Plat and that no additional development is proposed for the property as part of this Preliminary Plat.

Palmer Road: Palmer Road is located along the south lot line of the subject property and is classified as a subcollector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Palmer Road has a 66 foot wide right-of-way with an approximate 20 foot wide chip seal surface. As such, staff is recommending that prior to City Council approval of the Preliminary Plat application, road construction plans demonstrating compliance with the above referenced information be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Potter Road: The Layout Plat identifies Potter Road along the west side of the subject property. Potter Road is classified as a proposed Minor Arterial Street on the City's Major Street Plan but is located outside of the City of Rapid City's three-mile platting jurisdiction.

Fire Protection: The Fire Department staff has indicated that due to the location of the existing residence, a Wildland Fire Mitigation Plan shall be established. Staff is recommending that prior to City Council approval of a Preliminary Plat application a plan be submitted for review and approval as identified.

Legal Description: Staff noted that Hilton Tract of Palmer Subdivision is not an adequate legal title for the property and that a number or letter is typically used to describe a tract of a subdivision. As such, staff is recommending that prior to City Council approval of a Preliminary Plat application, a revised legal description for the proposed lot shall be submitted for review and approval.

Staff recommends that the proposed Preliminary Plat be approved with the previously stated stipulations.