

STAFF REPORT  
January 10, 2008

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**No. 07PL172 - Layout Plat**

**ITEM 12**

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GENERAL INFORMATION:

APPLICANT	Skyline Pines East, LLP
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Skyline Pines East Land Co. LLC
REQUEST	<b>No. 07PL172 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lots A and B of the SE1/4 SE1/4 less Lots 2 and 3 of the SE1/4 and less Right-of-way; Lots B and C of the SW1/4 SE1/4 less Lot 1 of the SE1/4; Lot 1 of the SE1/4 SW1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 thru 12 of Skyline Pines East Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 56.17 acres
LOCATION	South of Tower Road and west of U.S. Highway 16
EXISTING ZONING	Office Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District
South:	Park Forest District
East:	General Commercial District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Layout Plat approval by the City Council, a revised Layout Plat shall be submitted clearly identifying the boundaries of the plat document;
2. Upon submittal of a Preliminary Plat application, a geotechnical report including

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- pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
3. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Meade Hawthorne Drainage Basin Plan and 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. The plat document shall also be revised to provide drainage easements as necessary;
  4. Upon submittal of a Preliminary Plat application, a utility master plan including existing and proposed public and private utilities shall be submitted for review and approval;
  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. In particular, the sewer plans shall include the extension of sanitary sewer along U.S. Highway 16 to the south lot line of the property as per the 2001 CETEC preliminary design report for Tower Road. The sewer plans shall also show the sewer main proposed across Lots 9 thru 12 within a public utility easement or the main shall be located in the Tower Road right-of-way with individual services from Tower Road to each lot. In addition, the plat document shall also be revised to provide additional utility easements as needed;
  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. In particular, the sewer plans shall include the extension of sanitary sewer along U.S. Highway 16 to the south lot line of the property as per the 2001 CETEC preliminary design report for Tower Road. The water plans shall also show the water main proposed across Lots 9 thru 12 within a public utility easement or the main shall be located in the Tower Road right-of-way with individual services from Tower Road to each lot. In addition, the water plans shall demonstrate that adequate fire and domestic water flows are being provided. The plat document shall also be revised to provide additional utility easements as needed;
  7. 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;
  8. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a non-access easement along U.S. Highway 16 and Tower Road except for the approved approach locations as per the Street Design Criteria Manual;
  9. Upon submittal of a Preliminary Plat application, road construction plans for Tower Road shall be submitted for review and approval. In particular, the road construction plans shall identify Tower Road located within a minimum 60 foot wide right-of-way 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,

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- the street shall be posted "No Parking";
10. Upon submittal of a Preliminary Plat application, the applicant shall submit written documentation from all of the affected utility companies showing concurrence with the proposed vacation and relocation of the Tower Road right-of-way;
  11. Upon submittal of a Preliminary Plat application, road construction plans for U.S. Highway 16 shall be submitted for review and approval. In particular, the construction plans shall show the installation of curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  12. Upon submittal of a Preliminary Plat application, road construction plans for the proposed 45 foot wide future access and utility easement(s) shall be submitted for review and approval. In particular, the construction plans shall show the streets located within a minimum 59 foot wide right-of-way in lieu of an easement or an Exception shall be obtained to allow an easement to serve as access to eight lots in lieu of four lots as per the Street Design Criteria Manual. In addition, the construction plans shall show the streets constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. The construction plans shall also identify the construction of a permanent turnaround to provide a fire apparatus turnaround at the end of the two cul-de-sacs or a Variance to the Subdivision Regulations shall be obtained;
  13. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to Lot 12. In particular, the plat shall be revised to provide a maximum 40 foot by 40 foot shared approach between Lots 11 and 12 or the approach shall align with the future extension of Fairmont Boulevard to the north;
  14. Prior to submittal of a Final Plat application, street name(s) for the 45 foot wide access and utility easements shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the street names shall be shown on the plat document;
  15. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval;
  16. 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,
  17. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide a parcel into 12 commercial lots leaving a non-transferable balance.

On April 19, 2004, the City Council approved a Layout Plat to create two lots which included the subject property. In addition, the City Council approved a Rezoning request (#04RZ014) to change the zoning designation of the subject property from General Agriculture District to Office Commercial District with a Planned Development Designation.

In 2004, a Tax Increment Financing District was approved by the City Council for the reconstruction of Tower Road and infrastructure improvements. In 2007, the City Council approved revisions to the Tax Increment Financing District (#06TI006) to reallocate the project costs.

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The property is located south of Tower Road and west of U.S. Highway 16. 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:

**Plat Boundaries:** The Layout Plat appears to include 20 lots; however, the applicant has indicated that it only includes the 12 lots located south of Tower Road. In order to minimize any future confusion as to the scope of the plat, staff is recommending that prior to Layout Plat approval by the City Council, a revised Layout Plat be submitted clearly identifying the boundaries of the plat document. In addition, the submitted document can be labeled as the Master Plan for the property.

**Sewer:** The Layout Plat identifies a sewer main being extended along a portion of U.S. Highway 16, west along Tower Road and along a proposed 45 foot wide access and utility easement. In addition, a sewer main is shown running parallel with Tower Road through Lots 9 through 12, outside of the street right-of-way. Staff is recommending that 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. In particular, the sewer plans must include the extension of sanitary sewer along U.S. Highway 16 to the south lot line of the property as per the 2001 CETEC preliminary design report for Tower Road. The sewer plans must also show the sewer main proposed across Lots 9 thru 12 within a public utility easement or the main must be located in the Tower Road right-of-way with individual services from Tower Road to each lot. In addition, the plat document must also be revised to provide additional utility easements as needed;

**Water:** The Layout Plat identifies water main(s) extending parallel with the proposed sewer main(s) as identified above. Staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In particular, the sewer plans must include the extension of sanitary sewer along U.S. Highway 16 to the south lot line of the property as per the 2001 CETEC preliminary design report for Tower Road. The water plans must also show the water main proposed across Lots 9 thru 12 within a public utility easement or the

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main shall be located in the Tower Road right-of-way with individual services from Tower Road to each lot. In addition, the water plans must demonstrate that adequate fire and domestic water flows are being provided. The plat document must also be revised to provide additional utility easements as needed.

Drainage: A general overall site grading and drainage plan has previously been submitted and reviewed and approved. However, drainage information addressing the proposed subdivision improvements must be submitted for review and approval. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Meade Hawthorne Drainage Basin Plan and the Drainage Criteria Manual be submitted for review and approval. In addition, the drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. The plat document must also be revised to provide drainage easements as necessary.

Tower Road: Tower Road is located along the south lot line of the subject property and is classified as a collector street on the City's Major Street Plan. The Layout Plat shows Tower Road slightly relocated due to topographic constraints and the vacation of a portion of the existing Tower Road right-of-way. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Tower Road be submitted for review and approval. In particular, the road construction plans must show Tower Road located within a minimum 60 foot wide right-of-way 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 street must be posted "No Parking". In addition, the applicant must submit written documentation from all of the affected utility companies showing concurrence with the proposed vacation and relocation of the Tower Road right-of-way.

U.S. Highway 16: U.S. Highway 16 is located along the east lot line of the subject property and is classified as a principal arterial street requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, U.S. Highway 16 is located within an approximate 300 foot wide right-of-way and constructed with an approximate 98 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat, construction plans providing curb, gutter street light conduit, sidewalk, water and sewer must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

45 foot wide Access and Utility Easement: The Layout Plat identifies a "T" shaped 45 foot wide access and utility easement extending south from Tower Road to serve as access to Lots 1 thru 8. The street(s) are classified as commercial streets requiring that they be located within a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans must also identify the construction of a permanent turnaround to provide a fire apparatus turnaround at the end of the two cul-de-sacs. Staff is recommending that upon submittal of a Preliminary Plat application, the construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained.

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The Street Design Criteria Manual states that an access easement may serve up to four lots. As such, staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow the easement to serve eight lots or the plat document must be revised to show the street(s) within right-of-way.

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.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In addition, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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