

STAFF REPORT  
February 24, 2005

---

**No. 05PL020 - Layout Plat**

**ITEM 61**

---

GENERAL INFORMATION:

PETITIONER	Centerline for Plum Creek Development
REQUEST	<b>No. 05PL020 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Plum Creek Phase II located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 acres
LOCATION	East of the intersection of Willowbend Road and the Southeast Connector
EXISTING ZONING	Low Density Residential-II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Limited Agriculture District/Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential-II District/General Commercial District
West:	Low Density Residential-II District (Planned Residential Development)/Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be denied based on the City Council's action creating a Study Area.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 160 acres into 92 residential lots and four commercial lots to be known as Plum Creek Subdivision, Phase II. The applicant has also submitted a request to allow platting four lots within a designated Study Area. (See companion item #05SE002.)

STAFF REPORT  
February 24, 2005

---

**No. 05PL020 - Layout Plat**

**ITEM 61**

---

The property is located at the western terminus of Willowbend Road and is currently void of any structural development.

On January 21, 2002, the City Council approved a Final Plat for Plum Creek Subdivision, Phase I. On September 3, 2002, the City Council approved a Preliminary Plat to create 31 residential lots as Phase II of the Plum Creek Subdivision. However, on June 3, 2002, the City Council adopted an Ordinance stating that a Layout Plat and/or a Preliminary Plat expire after two years from the date of approval by the City Council. As such, the Preliminary Plat has expired.

On August 22, 2002, the Planning Commission approved an Initial and Final Planned Residential Development Plan to allow a mix of single family and townhome development on the 31 lots shown on the associated Preliminary Plat. The applicant has indicated that site work has been done but, to date, no structural development has occurred. The proposed Layout Plat shows that the alignment of Fieldstone Drive and Wild Rose Drive as well as the adjacent lot configurations are different than the site plan approved as a part of the initial and Final Planned Residential Development Plan. As such, a Major Amendment to the Initial and Final Planned Residential Development Plan must be approved aligning the streets and lots in compliance with the proposed Layout Plat prior to issuance of a building permit.

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:

Study Area: South Valley Drive previously served as a second access street into the development. However, the street connection was terminated to allow for the construction of the Southeast Connector. As such, on August 2, 2004, the City Council adopted a resolution placing the subject property within a study area. Chapter 16.080.040 of the Subdivision Regulations states that "the City Council may by resolution designate study areas, which because of groundwater, topography, street road or access inadequacies, availability of sewer or water, or drainage problems, require special information, analysis and plan development prior to platting". Subsequently, the applicant has requested authorization to allow four lots within the subject property to be platted. (See companion item #05SE002.) As a result of the City Council's designation of the Study Area due to access concerns, staff can not recommend approval of this Layout Plat unless City Council

STAFF REPORT  
February 24, 2005

---

**No. 05PL020 - Layout Plat**

**ITEM 61**

---

authorize the platting to proceed.

Special Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to the Plum Creek Subdivision as well as Elks Country Estates located directly east of the subject property. To date, Jolly Lane serves as exclusive access to 229 lots. The proposed Layout Plat will result in a total of 325 lots with one point as access. The plat document would need to show a street connection to the Southeast Connector as a part of Phase One of the Development or an Exception to allow 325 number of dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual would need to be granted.

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.

Minnesota Street: The Layout Plat identifies the extension of Minnesota Street through the subject property. Minnesota Street is classified on the City's Major Street Plan as a minor arterial street requiring that the street 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. 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.

Service Road: The Layout Plat identifies a service road running parallel to the Southeast Connector. The service road is classified on the City's Major Street Plan as a collector street requiring that the street be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. 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.

Interior Streets: The Layout Plat identifies four interior streets serving as access throughout the development. Upon submittal of a Preliminary Plat application, road construction plans for the interior streets must be submitted for review and approval. In particular, the interior streets must 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. 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.

STAFF REPORT  
February 24, 2005

---

**No. 05PL020 - Layout Plat**

**ITEM 61**

---

Section Line Highway: A section line highway is located along the south lot line of the subject property. The south 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 owners must participate in the platting of the east half and the south half of the section line highways or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. In addition, upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway 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. The applicant also has the option of vacating the section line highway; however, the adjacent property owners must sign the vacation petitions. The section line highway issues must be addressed upon submittal of a Preliminary Plat application.

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.

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 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.

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. The plat document must be revised to provide drainage easements as needed. Upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval and the plat document must be revised to provide drainage easements as identified.