

STAFF REPORT

June 26, 2003

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**No. 03PL063 - Preliminary and Final Plat**

**ITEM 35**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Dakota Land Development
REQUEST	<b>No. 03PL063 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 and a portion Lot F-1 of the Fish Hatchery Subdivision, located in the NE1/4 SW1/4 and the N1/2 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 3, Vista Lake Subdivision #2, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.78 acres
LOCATION	Along Jackson Boulevard north of the Fish Hatchery
EXISTING ZONING	Park Forest District w/Planned Residential Development
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/30/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a letter providing a summary of drainage considerations shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a letter providing a summary of considerations for non-gravity sewer service for Lot 1 shall be submitted for review and approval;

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3. Prior to Preliminary Plat approval by the City Council, design plans stamped by a Professional Engineer for the proposed retaining wall shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall enter into an agreement holding the City harmless for any damage and/or destruction that may result from a constructed walkway encroaching into a drainage channel or the encroachment shall be removed in accordance with the previously reviewed and approved drainage plan;

Fire Department Recommendation:

5. All Uniform Fire Codes shall be continually met;

South Dakota Department of Transportation Recommendation:

6. Prior to Preliminary Plat approval by the City Council, written approval to allow the proposed access along Jackson Boulevard shall be obtained;

Register of Deed's Office Recommendation:

7. Prior to Final Plat approval by the City Council, the plat title shall be revised to read "Formerly Lot 1 of Lot F-1 and a portion of Lot F-1...";

Urban Planning Division Recommendations:

8. Prior to Preliminary Plat approval by the City Council, a Major Amendment to the associated Planned Residential Development shall be approved;
9. Prior to Final Plat approval by the City Council, notes on the plat referencing driveway slopes, geotechnical information, building envelopes, cut and fill transitions, and individual lot development shall be removed from the plat document and placed on the site plan for the associated Major Amendment to the Planned Residential Development;
10. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
11. Prior to Final Plat approval by the City Council, 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 Preliminary and Final Plat to subdivide two properties into three lots to be known as Lots 1 thru 3 of Vista Lake Subdivision. The applicant has also submitted a Major Amendment to a Planned Residential Development to reduce the number of the previously approved residential lots from seven to three. (See companion item #03PD029.)

On June 17, 2002, the City Council approved Preliminary and Final Plat #01PL110 to subdivide the subject property into seven lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sewer and water and to allow a sidewalk along one side of the interior street. On February 21, 2002, the Planning Commission approved an Initial and Final

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Planned Residential Development to allow for the development of seven residential lots on the subject property. On February 13, 2003, the Register of Deed's Office vacated the plat and, as such, the property reverted to its previous legal description of "Lot 1 and Lot F-1 of the Fish Hatchery Subdivision less Lot 13 Revised of the Cleghorn Canyon No. 2 Subdivision".

On May 5, 2003, the City Council approved a Layout Plat to subdivide the subject property into three lots as identified on this plat document. On June 17, 2003, the City Council approved a Variance to the Subdivision Regulations for improvements along Feather Ridge Court and that portion of Jackson Boulevard located adjacent to proposed Lots 2 and 3 with the stipulations that the first fifty feet of Feather Ridge Court be paved and that a waiver of right to protest a future assessment project for the construction of curb, gutter, sidewalk, street light conduit, sewer and water along the north side of Jackson Boulevard be signed by the applicant. (See file #03PL036 and file #03SV014.)

Currently, an unoccupied building is located on proposed Lot 1. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

**STAFF REVIEW:**

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

**Drainage:** The Engineering Division has indicated that a letter providing a summary of drainage considerations must be submitted for review and approval. The drainage considerations must include the area of assumptions, the driveway ditch and culvert crossing assumptions for capacity calculations and ditch stabilizing needs. The Engineering Division has indicated that there appears to be a potential for gravel to wash out onto Jackson Boulevard. Staff is recommending that the letter of summary be submitted for review and approval prior to Preliminary Plat approval by the City Council.

The Engineering Division has also indicated that a walkway consisting of two culverts, covered with dirt, exists in a natural drainage channel located within the eastern portion of the property. As such, the Engineering Division has indicated that the applicant must enter into an agreement holding the City harmless for any damage and/or destruction that may result from the walkway or the encroachment must be removed in accordance with the previously reviewed and approved drainage plan.

**Sewer:** The Engineering Division has indicated that a letter providing a summary of considerations for non-gravity sewer service for proposed Lot 1 must be submitted for review and approval. Staff is recommending that the letter of summary be submitted for review and approval prior to Preliminary Plat approval by the City Council.

**Retaining Wall:** The construction plans identify a retaining wall to be constructed along a portion of Feather Ridge Court. The Engineering Division has indicated that the retaining wall profile indicates that it may exceed four feet in height. As such, the Engineering

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Division is recommending that the design plans be stamped by a Professional Engineer for the proposed retaining wall and submitted for review and approval prior to Preliminary Plat approval by the City Council.

Plat Notes: Several notes are currently located on the plat document addressing miscellaneous issues referencing driveway slopes, geotechnical information, building envelopes, cut and fill transitions, and individual lot development. Staff is recommending that the notes be removed from the plat document and placed on the site plan for the associated Major Amendment to the Planned Residential Development prior to Preliminary Plat approval by the City Council.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations