

STAFF REPORT  
October 26, 2006

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**No. 06PL163 - Preliminary Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates for Web Land Holdings, LLC
REQUEST	<b>No. 06PL163 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, located in the SE1/4, formerly a portion of the unplatted balance of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	At the eastern terminus of Pevans Parkway
EXISTING ZONING	Park Forest District - Medium Density Residential District - Office Commercial District
SURROUNDING ZONING	
North:	Park Forest District - Medium Density Residential District - Office Commercial District
South:	General Agriculture District - Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development) - Office Commercial District (Planned Commercial Development)
West:	General Agriculture District - Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulation:

1. Prior to City Council approval of the Preliminary Plat, the terms of the 20 foot wide utility easement shall be submitted for review and approval;
2. Prior to City Council approval of the Preliminary Plat, a utility master plan, including private and public utilities, shall be submitted for review and approval;
3. Prior to City Council approval of the Preliminary Plat, water system plans prepared by a Registered Professional Engineer showing the extension of water mains in compliance

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with the adopted "Planning Report for Skyline, Terracita, Southwest, Carriage Hills and future Southwest Rapid City Water Service Zone" prepared by CETEC Engineering Inc. shall be submitted for review and approval. In addition, the water system 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;

4. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval showing a temporary turnaround at the end of Pevans Parkway;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
6. 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 Preliminary Plat to create a 15 acre lot. On September 18, 2006, the City Council approved a Layout Plat to subdivide the subject property into three residential lots. The applicant has indicated that the 15 acre lot will subsequently be further subdivided into the three residential lots as shown on the previously approved Layout Plat.

The property is located at the eastern terminus of Pevans Parkway and is currently void of any structural development.

**STAFF REVIEW:**

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

**Sewer:** Currently, a sewer main extends through the northern portion of the subject property. The Preliminary Plat identifies the dedication of a 20 foot wide utility easement for the existing sewer main. Staff is recommending that prior to City Council approval of the Preliminary Plat, the terms of the 20 foot wide utility easement be submitted for review and approval to insure that maintenance of the sewer main is secured.

**Water:** On May 15, 2006, the City Council approved a "Planning Report for Skyline, Terracita, Southwest, Carriage Hills and future Southwest Rapid City Water Service Zone" prepared by CETEC Engineering Inc. Staff is recommending that prior to City Council approval of the Preliminary Plat, water system plans prepared by a Registered Professional Engineer showing the extension of water mains in compliance with the adopted report be submitted for review and approval. In addition, the water system plans must demonstrate that adequate fire and domestic flows are being provided. The plat document must also be revised to provide utility easements as needed.

**Subdivision Improvements:** Pevans Parkway currently terminates at the west lot line of the subject property and serves as legal access to the proposed 15 acre lot. This plat does not show the extension of a street into the subject property. In addition, the applicant has submitted a Master Plan of the property identifying the future extension of Pevans Parkway as a cul-de-sac street into the property. As such, there aren't any subdivision improvements required as a part of this Preliminary Plat. The applicant is aware that future subdivision will require subdivision improvements to be made at that time.

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