

STAFF REPORT  
April 22, 2004

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**No. 04PL042 - Layout Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Daniel and Lori Smith
REQUEST	<b>No. 04PL042 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2, Block 10 and Lot 2 of Block 13, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.16
LOCATION	1802 Valentine Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District/General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. 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;
3. 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;
4. Upon submittal of the Preliminary Plat application, road construction plans shall be submitted for review and approval for that portion of the access easement located on the subject property. In particular, the road construction plans shall identify the street located within a minimum 49 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

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5. Subdivision Regulations shall be obtained;  
Upon submittal of the Preliminary Plat application, road construction plans for Skyline Drive shall be submitted for review and approval. In particular, the road construction plans shall identify Skyline Drive located within a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
6. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
7. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the dedication of five additional feet of right-of-way along Skyline Drive or a Variance to the Subdivision Regulations shall be obtained;
8. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Skyline Drive;
9. Prior to submittal of a Final Plat, a Variance to Zoning Ordinance to reduce the minimum required lot size in the Park Forest District from three acres to 1.1 acres shall be obtained; and,
10. 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 Layout Plat to reconfigure two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement improvements along an access easement and Skyline Drive. (See companion #04SV021.)

The property is located between Skyline Drive and Valentine Street at the northern terminus of Valentine Street. Currently, a single family residence is located on one of the proposed lots and the second lot 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:

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Lot Size: The property is zoned Park Forest District requiring a minimum three acre lot size. Currently, the lots are sized .46 acres and 3.7 acres, respectively. The proposed Layout Plat identifies that the reconfigured lots will be sized 1.1 acres and 3 acres respectively. As such, prior to submittal of a Final Plat, a Variance to Zoning Ordinance to reduce the minimum required lot size in the Park Forest District from three acres to 1.1 acres must be obtained.

Sewer and Water: Currently, sewer and water service lines have been extended along Valentine Street to serve the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, water and sewer plans prepared by a Registered Professional Engineer showing the extension of water and sewer mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Access Easement: Currently, an access easement extending north from Valentine Street serves as legal access to the subject property. The access easement is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, the street is located in a 40 foot wide easement and constructed with an approximate 20 foot wide graveled road. Upon submittal of a Preliminary Plat, road construction plans shall be submitted for review and approval as identified for that portion of the access easement located on the subject property or a Variance to the Subdivision Regulations must be obtained.

Skyline Drive: Skyline Drive is located along the east lot line and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Skyline Drive is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface. As such, staff is recommending that upon submittal of a Preliminary Plat, road construction plans be submitted for review and approval. In addition, the plat document must be revised to show the dedication of five additional feet of right-of-way along Skyline Drive or a Variance to the Subdivision Regulations shall be obtained.

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 will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The 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. Staff is recommending that the Uniform Fire Code be continually met.

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