

STAFF REPORT  
October 21, 2004

---

**No. 04PL139 - Preliminary Plat**

**ITEM 6**

---

GENERAL INFORMATION:

PETITIONER	Garry McKinnon
REQUEST	<b>No. 04PL139 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1, Lot 2, Lot 3 less Lots A and B, and adjacent vacated alley in Block 14, Green Acres Addition, located in SW1/4 Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 Revised and Lot 2 Revised in Block 14 of Green Acres Addition, located in SW1/4 Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .5 acres
LOCATION	3117 West Rapid Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	09/18/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, 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;
2. Prior to Preliminary Plat approval by the City Council, 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. Prior to submittal of a Final Plat application, the plat document shall be revised to add the label, vacated alley, book and page and label south lot line strip, "formerly Lot 3 less Lots

STAFF REPORT  
October 21, 2004

---

**No. 04PL139 - Preliminary Plat**

**ITEM 6**

---

- A & B"; and,
4. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to change the existing lot configuration of the two adjoining lot lines to the east by approximately 11 feet. The two lots totaling half an acre are proposed and identified as Lot 1 Revised and Lot 2 Revised. Currently, there is a single family residence and garage on proposed Lot 1 Revised and a commercial building and house on Lot 2 Revised.

The subject property is located in west Rapid City on the corner of 32<sup>nd</sup> Street, West Rapid Street and Vale Street.

**STAFF REVIEW:**

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

**Plat:** The plat document must be revised to include the required Final Plat certificates as stated in the Layout Plat. In particular, the block of Certificate of Planning Director, the language referring to "Planning Director" must be changed to read "Growth Management Director" in three locations; the Chapter number should read "16.08.035"; and "Minor Plat" should be revised to read "Final Plat." There is no Certificate of Public Works Director block required on the Final Plat. In addition, an Approved: blank for signature under the Certificate of Director of Equalization should be at the bottom of that block. In the first block of Certificate of Finance Officer, revise "Planning Director" to read "Growth Management Director" and eliminate "and Public Works Director" and change "Minor Plat" to read "Final Plat." Add label on plat document, vacated alley, book and page and label south lot line strip, "formerly Lot 3 less Lots A & B."

With the above reference corrections, staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.