

STAFF REPORT  
November 24, 2004

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**No. 04PL155 - Layout Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Renner & Associates for BB&R Properties
REQUEST	<b>No. 04PL155 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot B of Shoenhard Subdivision and Lot 6 of Mann Subdivision located in the NE1/2 of SE1/4, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot BR of Shoenhard Subdivision and Lot 6R of Mann Subdivision located in the NE1/2 of SE1/4, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.436 acres
LOCATION	3400 West Chicago Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Mining District / Public District
South:	General Commercial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/20/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Upon submittal of the Preliminary Plat application, a pavement design with supporting geotechnical information shall be submitted for review and approval;
2. Upon submittal of the Preliminary Plat application, a drainage plan per the Rapid City Drainage Criteria Manual shall be submitted for review and approval. The plan shall demonstrate that post-development storm water discharges shall not exceed pre-development flow rates or on-site detention shall be provided for review and approval. In addition, the plat document shall be revised to show any drainage easements necessary;
3. Upon submittal of the Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;

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4. Prior to Preliminary Plat approval by the City Council, topographical plans showing existing and proposed structures, utilities and driveway approach locations for the property and adjacent properties shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, the section line highway shall be constructed to City Street Design Standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. The adjacent property owner shall participate in the platting of the section line highway or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way. In particular, the road shall be located in a minimum 66 foot wide right-of-way and 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 shall be obtained;
6. Prior to submittal of a Final Plat, the applicant shall submit a revised plat document to show a waterline easement on the eastern portion of Lot 6R for the existing waterline; and,
7. Upon submittal of the Final Plat, 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 square up the northeastern corner of existing Lot BR out of Lot 6R.

The subject property is located along West Chicago Street near the Sturgis Road intersection. Currently, there is a car sales lot on Lot BR of the subject property. This lot is currently zoned General Commercial District. The zoning ordinance does not have a minimum lot size requirement and the proposed Lot BR has 1.627 acres.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify all 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 City of 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:

**Section Line Highway:** An unimproved section line highway is located along the east lot line of the subject property. The section line highway must be constructed to City Street Design Standards with a minimum 27 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; as a portion of the

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west half was previously vacated. However, the east half of the section line highway is located on an adjacent property under different ownership than the subject property. As such, the adjacent property owner must participate in the platting of the east half of the section line right-of-way or a Variance to the Subdivision Regulations to allow platting half a right-of-way must be obtained. Staff is recommending that the section line highway issue be addressed in conjunction with the Preliminary Plat application.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must identify that post-development storm water discharges must not exceed pre-development flow rates or on-site detention must be provided. In addition, the plat document shall be revised to show any drainage easements necessary. The property is located within the Old Lime Creek Drainage Basin. Drainage Basin fees of \$2,284/acre must be paid at the time a building permit is obtained.

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