

STAFF REPORT  
January 6, 2005

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**No. 04PL188 - Preliminary Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Rhonda Haskell
REQUEST	<b>No. 04PL188 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	W1/2 of Lot 38, all of Lots 29 thru 41, Block 6, Hall Subdivision located in Government Lot 3, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 40R and 41R, Block 6, Hall Subdivision located in Government Lot 3 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.44 Acres
LOCATION	4030 Hall Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
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, the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code be approved or the plat document be revised;
2. Prior to Preliminary Plat approval by the City Council, the Flood Report and Flood Plan shall be revised using the actual existing flow calculations and resubmitted for review and approval; and,
3. Prior to submittal of the Final Plat application, the plat document shall be revised to show floodway boundaries and any necessary drainage easements.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat application to combine a portion of four lots into two lots. A Layout Plat for this proposed property was approved with stipulations on December 6, 2004, item #04PL158. The applicant has also submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide per Chapter 16.16 of the Rapid City Municipal Code for Lot 41R. (See companion item #04SV074.)

The subject property is located along Hall Street on the west side of Rapid City. Currently, there is a single family residence located on proposed Lot 40R and there is no existing development on proposed Lot 41R

STAFF REVIEW:

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

Hall Street: Hall Street is located along the south lot line and is classified as a subcollector street on the City's Major Street Plan requiring that it be located in a minimum 52 foot wide right-of-way. Currently, Hall Street is constructed with a 60 foot wide right-of-way with an approximate 20 foot wide paved surface, street light conduit, water and sewer. The north side of the street has sidewalk, curb and gutter to the east lot line of the subject property before ending. The south side of the street has no sidewalk, curb and gutter. A Variance to the Subdivision Regulations was obtained on December 6, 2004 to waive the requirement to install sidewalk, curb and gutter along Hall Street and the applicant has signed a waiver of right to protest any future assessment for the improvements. (#04SV065)

Drainage: As part of the Preliminary Plat application, a drainage plan and flood study was 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 for. Staff has identified that the Flood Study report was calculated with incorrect flow data and Staff recommends that prior to Preliminary Plat approval by the City Council, the report and Flood Plan be revised using the actual existing flow calculations rather than using flow volumes that assume all storm water management facilities are in place per the South Canyon Lime Creek Drainage Basin Plan. The property is located within the South Canyon Lime Creek Drainage Basin. As such, the applicant must identify all floodplain areas based on actual elevations as the subject property is located within the 100 year floodplain. In addition, any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the Rapid City Municipal Code. The plat document must also provide for drainage easements as needed.

Plat: The plat document must be revised to show floodway boundaries located on the subject property as per Section 16.20.040.H and any necessary drainage easements as per Section 16.12.200.B of the Rapid City Municipal Code. Staff recommends that prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code be granted or the plat document be revised.

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