

STAFF REPORT  
January 26, 2006

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**No. 05PL250 – Layout and Preliminary Plat**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for John Slagle
REQUEST	<b>No. 05PL250 – Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 7 of Lot 4 of Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 7 of Lot 4, Plateau Subdivision; formerly Lot 7 of Lot 4 of Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .5 acres
LOCATION	4978 Bonnie Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer along Bonnie Lane shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by City Council, a revised site plan showing the dimensions of all structures, setbacks and driveway configurations shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Growth Management Department;
4. Prior to Building Permit approval, a complete drainage and grading plan must be submitted for review and approval;

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5. 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; and,
6. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to reconfigure one existing lot into two lots. The subject property is located north of Bonnie Lane in the Plateau Subdivision. The lot lies within the three mile platting jurisdiction of the City of Rapid City. The current zoning of the property is Suburban Residential District (County). The applicant is proposing to split Lot 7 into two lots, to be known as Lot 7A of Lot 4 and Lot 7 B of Lot 4.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (See companion item 05SV090) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water and sewer along Bonnie as it abuts the subject property.

Staff has noted that an additional four and a half feet of right-of way along Bonnie Lane as it abuts the subject property has been dedicated as public right-or-way.

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

Bonnie Lane: Bonnie Lane is located along the southern lot line and is classified as a lane/place street requiring that the street 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, water and sewer. Currently, Bonnie Lane is located in a 40 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Bonnie Drive be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Driveway: Currently there is one driveway serving as access to the existing lot. The driveway shall be constructed in accordance with the Street Design Criteria Manual Section 8.0 Driveways. In residential areas, the driveway approach opening shall not be less than twelve feet (12) in width and no more than twenty feet (20) in width, exclusive to the taper. Where two-family units or larger are built or a shared approach is used, a driveway opening of twenty four feet (24) is acceptable. The driveway shall be constructed in such a manner as to allow for Fire Apparatus to turn-around. Driveways shall be separated by a minimum of five feet (5) of full vertical curb.

Drainage and Grading: As the development of the site will likely affect the drainage from the property. Prior to Building Permit approval, a complete drainage and grading plan must be submitted for review and approval.

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