

STAFF REPORT  
June 8, 2006

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**No. 06PL060 - Layout Plat**

**ITEM 32**

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GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for Doug Pokorney
REQUEST	<b>No. 06PL060 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Block 55 of the Amended Plat of Mahoney Addition, less the south 8.5 feet thereof, located in the SW1/4 SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and B of Block 55 of the Amended Plat of the Mahoney Addition, formerly Block 55 of the Amended Plat of Mahoney Addition, less the south 8.5 feet thereof, located in the SW1/4 SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .53 acres
LOCATION	222 Doolittle 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 sewer and water
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Vicki Fisher / Bob Dominicak

RECOMMENDATION:

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

- 1. Prior to Layout Plat approval by the Planning Commission, a site plan showing the existing construction design of Doolittle Street shall be submitted for review and approval. In particular, the site plan shall show curb, gutter, sidewalk, street light conduit and pavement. In addition, the site plan shall show the location and size of water main(s) and fire hydrants and the location and size of sewer main(s) and manhole(s);**
- 2. Upon submittal of a Preliminary Plat application, construction plans for Doolittle Street showing the street located in a minimum 52 foot wide right-of-way and**

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June 8, 2006

---

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- constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show one additional foot of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
  4. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  5. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall clarify how run-off from this lot will be discharged or routed when further improvements at this site are proposed. In addition, the drainage plan shall show that drainage from the site that runs onto and across a portion of the adjacent property will not impact the adjacent property under the design flows. The explicit approval of the adjacent property owner for continued discharge of the existing and any future flows over and across the adjacent property shall also be obtained. In addition, the plat document shall be revised to show drainage easements as needed; and,
  6. 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:

**(Update, May 26, 2006. All revised and/or added text is shown in bold print.) This item was continued at the May 25, 2006 Planning Commission meeting to allow the applicant to submit additional information.** The applicant has submitted a Layout Plat to subdivide the subject property into two lots. The property is located approximately 160 feet west of the intersection of Doolittle Street and Midway Street. Currently, the property 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 an exception whichever is applicable.

STAFF REVIEW:

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

Road Construction Plans: Doolittle Street is located along the south lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision

STAFF REPORT  
June 8, 2006

---

**No. 06PL060 - Layout Plat**

**ITEM 32**

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Regulations must be obtained. Currently, Doolittle Street is located in a 50 foot wide right-of-way. A site plan has not been submitted identifying the existing construction design of Doolittle Street. As such, a site plan showing the existing construction design of the street must be submitted for review and approval. In particular, the site plan must show curb, gutter, sidewalk, street light conduit and pavement. In addition, the site plan must show the location and size of water main(s) and fire hydrants and the location and size of sewer main(s) and manhole(s). Staff is recommending that the Layout Plat be continued to allow the applicant to submit the site plan for review and approval as identified. In addition, the plat document must be revised to show the dedication of one additional foot of right-of-way upon submittal of a Preliminary Plat application or a Variance to the Subdivision Regulations must be obtained.

Drainage: A drainage plan must be submitted for review and approval. In particular, the drainage plan must clarify how run-off from this lot will be discharged or routed when further improvements at this site are proposed. In addition, the drainage plan must show that drainage from the site that runs onto and across a portion of the adjacent property will not impact the adjacent property under the design flows. The explicit approval of the adjacent property owner for continued discharge of the existing and any future flows over and across the adjacent property must also be obtained. In addition, the plat document must be revised to show drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage plan be submitted for review and approval as identified.

Grading: A lot grading plan addressing driveway and sidewalk grades must be submitted for review and approval. Staff is recommending that the grading information be submitted for review and approval upon submittal of a Preliminary Plat application.

Plat Title: The Register of Deed's Office has indicated that the plat title could read "Maloney Addition" and that the "amended plat of" could be dropped from the title. Staff is recommending that the applicant address the plat title issue with the Register of Deed's Office prior to submittal of a Final Plan application.

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