

STAFF REPORT  
November 24, 2004

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**No. 04PL158 - Layout Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Rhonda F. Haskell
REQUEST	<b>No. 04PL158 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	W1/2 of Lot 38 and all of Lots 39 through 41 in Block 6 of Hall Subdivision located in Government Lot 3 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 40R and 41R in Block 6 of 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	10/26/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Hall Street. In particular, the road construction plans shall show curb, gutter and sidewalk on both sides of the street or a Variance to the Subdivision Regulations shall be obtained; and,
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. The plan shall also identify all floodplain areas based on actual site elevations and any development in these areas shall comply with Chapter 15.32 and 16.12.210.C of the

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Rapid City Municipal Code. In addition, the plat document shall be revised to show a drainage easement as necessary.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to combine a portion of four lots into two lots. The applicant has also submitted a Special Exception to the lot width to length requirement and a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk on both sides along Hall Street as it abuts the subject property. (See companion item #04SV065.)

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.

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:

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. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained.

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 for. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. 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

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15.32 and 16.12.210.C of the Rapid City Municipal Code. The plat document must also provide for drainage easements as needed.

Lot Configuration: The Subdivision Regulations state that “for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width”. The proposed plat identifies that a single family lot has a length greater than twice the distance of the width. The applicant has submitted a Special Exception to allow lots more than twice as long as they are wide. A Variance to the Subdivision Regulations is required for this, not a Special Exception. It should be noted that upon submittal of a Preliminary Plat application, the applicant may wish to submit a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide.

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