

STAFF REPORT  
May 25, 2006

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**No. 06PL060 - Layout Plat**

**ITEM 11**

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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 continued to the June 8, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

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, a single family residence is located on the property.

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

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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 a special exception whichever is applicable.

**STAFF REVIEW:**

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

**Structural Site Plan:** A single family residence is currently located on the property. It appears that the location of the residence is within the area of the proposed common lot line between the two lots. As such, staff is recommending that the Layout Plat be continued to allow the applicant to submit a structural site plan for review and approval.

**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 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.

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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 is recommending that the Layout Plat be continued to the June 8, 2006 Planning Commission meeting to allow the applicant to submit additional information as identified above.