



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Travis Tegethoff, Planner II
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: travis.tegethoff@rcgov.org

MEMORANDUM

TO: Rapid City Council

FROM: Travis Tegethoff, Planner II

DATE: March 6, 2007

RE: Approve a request by Boschee Engineering for authorization to prepare an H-Lot located in the SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

On August 7, 2006 City Council approved a Layout Plat (06PL089) for the subject property with a stipulation requiring that the plat document be revised to provide a second street connection to the subject property as a part of the development or the right-of-way must be dedicated as an "H" Lot on a separate plat document or an Exception to allow 49 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained. The proposed "H" Lot provides the required street access to the subject property.

On March 8, 2007, the Planning Commission will review a SDCL 11-6-19 Review for the construction of a portion of Nugget Gulch Drive.

The applicant is now requesting the authorization to prepare the H Lot for this section of Nugget Gulch Drive as identified above on behalf of the City of Rapid City and to authorize acceptance of the deed.

Staff Recommendation: Approve a request by Boschee Engineering for authorization to prepare an H-Lot as legally described above on behalf of the City of Rapid City and authorize acceptance of deeds with the stipulation that the acquisition of the right-of-way be approved through the SDCL 11-6-19 Review process.

(File #07SR013)



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER