

STAFF REPORT

October 5, 2000

PLAT #00PL098 - Final Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	PLAT #00PL098 - Final Plat
LEGAL DESCRIPTION	Lots 16 thru 21 of Block 3 of Elks Country Estates (formerly a portion of Tract 1 of the E1/2 of Section 16) located in the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.498 Acres
LOCATION	On Willowbend Road
EXISTING ZONING	Low Density Residential-II District (PRD)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District - Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Final Plat be approved with the following stipulations:

Urban Planning Division Recommendation:

1. Prior to Final Plat approval by the City Council, the golf cart path shall be signed and marked or surety shall be posted to insure the completion of the golf cart path crossing improvements no later than November 30, 2000.

GENERAL COMMENTS: The applicant has submitted a Final Plat to subdivide a 1.498 acre parcel into six (6) residential lots ranging in size from .231 acres to .291 acres. The proposed plat is part of a residential subdivision known as "Elks Country Estates".

In 1998, the City Council approved a Preliminary Plat to create a 26 lot residential development, inclusive of the subject property. On June 5, 2000, Final Plat approval was obtained for twelve lots located north and west of the subject property. In addition, the plat identified the extension of Willowbend Road to Augusta Drive, including that portion of

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Willowbend Road located adjacent to the subject property. The applicant is now proposing to plat the remaining six lots located along Willowbend Road.

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

Golf Cart Crossing: During the previous Final Plat review of the adjacent twelve lots and the extension of Willowbend Road, it was identified that the proposed golf cart crossing on Willowbend Road must be signed and marked as per City standards. To date, the golf cart crossing, located along the west lot line of Lot 16 of the subject property, has not been signed and/or marked. The cost of posting a sign and marking the golf cart path was not included in the surety posted for the previously approved Final Plat. Staff is recommending that prior to Final Plat approval of the subject property, the golf cart path be signed and marked or surety be posted to insure the completion of the golf cart path no later than November 30, 2000.

Subdivision Improvements: Other than the improvements to the golf cart crossing, all other subdivision improvements are completed. The streets, curb and gutter, sidewalks and sewer and water lines are currently in place adjacent to the subject property.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuring compliance with the stated stipulations.