

STAFF REPORT

November 9, 2000

PLAT #00PL107 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

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| PETITIONER | Windmere, LLC |
| REQUEST | PLAT #00PL107 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Revised Park Lot and East 53rd Street R.O.W., Windmere Subdivision, formerly a portion of Park Lot Windmere Subdivision and a portion of the NE1/4 of the NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.50 Acres |
| LOCATION | North of Weathervane Lane extending east and west between Meadow Lane and East 53rd Street |
| EXISTING ZONING | Suburban Residential District (PUD) (County) |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (PUD) (County) |
| South: | Suburban Residential District (PUD) (County) |
| East: | Suburban Residential District (PUD) (County) |
| West: | Suburban Residential District (PUD) (County) |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| REPORT BY | Vicki L. Fisher |

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

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to read "East Line of the NE1/4 of the NE1/4 of Section 10"; and,
2. All disturbed soil on the Park Lot shall be revegetated as identified on the previously approved erosion control plan.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to reconfigure an existing park lot. On June 19, 2000, the City Council approved Final Plat #00PL046 to create a 31 lot residential subdivision and a park lot to be known as Windmere Subdivision. The proposed plat identifies the extension of the park lot to East 53rd Street. In addition, the northern portion of the property is being removed from the proposed lot.

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

Zoning: The property is located in Pennington County outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the property is currently zoned Suburban Residential District with a Planned Unit Development overlay. The park lot was identified as a permitted use on the Planned Unit Development master plan. The applicant is proposing to revise the configuration of the lot in order to reflect the layout of the park lot as approved in the Planned Unit Development.

Drainage: The original plat identified a Major Drainage Easement on the park lot. The revised plat extends the Major Drainage Easement along the north lot line of the property. In addition, the major drainage easement is being extended to East 53rd Street. The Engineering Division and the Pennington County Drainage Commission have indicated that the extended major drainage easement will be used to address drainage concerns on the subject property and within the surrounding area.

Erosion Control Plan: The original Preliminary Plat approved on April 17, 2000, required that an erosion control plan be submitted for review and approval. The Engineering Division has indicated that all disturbed soil on the Park Lot must be revegetated as identified on the previously approved erosion control plan.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulation.