

STAFF REPORT

October 5, 2000

PLAT #00PL097 - Preliminary and Final Plat

ITEM 18

GENERAL INFORMATION:

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| PETITIONER | Doug Sperlich for Gary Rasmusson |
| REQUEST | PLAT #00PL097 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lots 15 and 16 of Block 28 of Robbinsdale Addition No. 10 located in the NE1/4 of the SW1/4 of Section 13, T1N, R7E,BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .648 Acres |
| LOCATION | At the intersection of Annamaria Drive and Alta Vista Drive |
| EXISTING ZONING | Low Density Residential |
| SURROUNDING ZONING | |
| North: | Low Density Residential |
| South: | Low Density Residential |
| East: | Office Commercial (PCD) |
| West: | Low Density Residential |
| PUBLIC UTILITIES | City water and Sewer to be extended |
| REPORT BY | Blaise Emerson |

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall submit revised engineering plans for the sanitary sewer extensions for review and approval;
2. Prior to City Council approval of the Preliminary Plat, the applicant shall provide revised engineering plans for the extension of storm sewer to the rear of Lot 15 for review and approval;
3. Prior to City Council approval of the Preliminary Plat, the applicant shall provide plan for repair of erosion along Lot 15 for review and approval;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

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GENERAL COMMENTS: The applicant is proposing a two lot single family residential subdivision. The property is located west of the intersection of Annamaria Drive and Alta Vista Drive. The lots range in size from .206 acres to .442 acres. The subdivision is the final portion of property this developer owns along Alta Vista Drive.

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

The engineering plans for the street and utilities were approved earlier as part of platting along Alta Vista Drive. The engineering plans identified Alta Vista extending to the west past the subject property and ending in a cul-de-sac. As part of the plans, a sewer manhole was located off the subject property. Staff is requesting that the plan be modified to provide a sanitary sewer manhole at the end of the construction of this phase. Also, as part of the earlier engineering plans, storm water drainage was directed down the east side yard line of Lot 15. Staff has identified erosion from this drainage. Staff is requesting that the storm sewer be extended to end of the Lot 15 and additional rip-rap be install to prevent any additional erosion.