

STAFF REPORT

January 4, 2001

PLAT #00PL097 - Preliminary and Final Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	PLAT #00PL097 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 15, 16 and 17 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 .96 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
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 plans for the repair of erosion along Lot 15 for review and approval;

Fire Department Recommendations:

4. Prior to City Council approval of the Preliminary Plat, the applicant shall provide plans for a temporary emergency turnaround at the end of Alta Vista Street;

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Urban Planning Division Recommendations:

5. 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,
6. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The Planning Commission had approved a Preliminary and Final Plat for Lot 15 and 16. The item was continued at City Council because the revised engineering plans had not been submitted. The applicant subsequently added an additional lot to the request and the City Council referred the plat back to the Planning Commission for their review. The applicant is now proposing a three 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 .398 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 installed to prevent any additional erosion.

Another change from the earlier request is that the extension of Alta Vista street will now be over 150 feet in length and the Fire Department is requiring a temporary turnaround to be constructed at the terminus of Alta Vista Street.

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