

STAFF REPORT

April 26, 2001

No. 01PL023 - Preliminary and Final Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	No. 01PL023 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 2 and 3 of Block 10, Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .46 Acres
LOCATION	At the intersection of Willowbend Road and Winged Foot Court
EXISTING ZONING	Low Density Residential-II District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	General Agriculture District
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, the applicant shall provide the underground street light conduit;
2. Prior to approval by the City Council, the plat shall identify an eight foot drainage and utility easement along the front property line;

Urban Planning Division Recommendations:

3. 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,
4. 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 applicant is proposing to plat two lots in Elks Country Estates. The property is located off Winged Foot Court which is south of Willowbend Road. These are the first two on five lots to be located off Winged Foot Court.

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STAFF REVIEW:

Many of the required improvements have been completed; however, the Engineering Division Staff has identified that no street light has been installed in the cul-de-sac. The Developer is responsible for all underground facilities for the street light. Prior to City Council approval, the applicant shall install underground conduit for the street light or post surety for the improvement. The applicant must submit a subdivision improvement estimate review and approval. The estimate is the basis for calculating the fee for the subdivision improvement inspections that were completed for this street. The inspection fee must be paid prior to approval by the City Council.