

STAFF REPORT

May 10, 2001

No. 01PL030 - Final Plat

ITEM 24

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for William Freytag
REQUEST	No. 01PL030 - Final Plat
LEGAL DESCRIPTION	Lot 7 of Block 1, Lot 6 of Block 4, Lots 1 through 6 of Block 6, Lots 1 through 4 of Block 7, Lot 1 of Block 8 and Dedicated Public Right of Way shown as Northridge Drive, Kyle Street and North Park Drive all located in SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.86 Acres
LOCATION	West of Northridge Subdivision
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Public District
East:	Mobile Home Residential District (PRD)
West:	Mobile Home Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, a non-access easement shall be retained at each intersection as per Engineering Division Staff notes;

Fire Department Recommendations:

2. Prior to Final Plat approval, the applicant shall submit an alternative street name for "North Park Drive" for review and approval;

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.

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GENERAL COMMENTS: This request is for the second phase of the CHMH development. The applicant is requesting an associated Preliminary Plat (01PL029) approval for 29 lots and Final Plat approval for thirteen lots. The applicant is also proposing to rezone the subject property from Mobile Home Residential to Low Density Residential II. The applicant is proposing to construct a mixture of townhouse and single family detached dwellings in this portion of the subdivision.

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

Street Name - The applicant is proposing North Park Drive as the name of one on of the new streets in the subdivision. Staff has concerns with this name as Park Drive already exists in Rapid City. "North" is a designation used to describe where streets are located in the city. Staff cannot support the use of a duplicate street name. The applicant must submit an alternative street name for review and approval.

Non-access Easements - The Engineering Staff has noted that non-access easements will need to be retained at the street intersections to insure adequate driveway spacing from the intersection. The distance of the non-access easement will vary depending on the location of the lot related to the intersection. The applicant must provide the non-access easement as noted by the Engineering Division Staff for review and approval.