

STAFF REPORT

June 7, 2001

No. 01PL041 - Final Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	FMG for William Freytag
REQUEST	No. 01PL041 - Final Plat
LEGAL DESCRIPTION	Lots 10 through 22 of Block 1, Lots 19 through 23 of Block 3, Lots 1 through 5 of Block 4, Lot 1 of Block 5 of Tyler Knue Subdivision and dedicated public right-of-way all located in NW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.539 Acres
LOCATION	West of Mall Ridge
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Mobile Home Residential District (City)
East:	Low Density Residential District (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Final Plat be approved with the stipulation that the following requirements be met prior to City Council approval:

Engineering Division Recommendations:

1. The required Subdivision Improvements Estimate form shall be submitted for review and approval;
2. The required Subdivision Inspection fees shall be paid;
3. All subdivision improvements shall be completed or financial surety shall be posted by the petitioner in a form to be approved by the City Attorney in an amount sufficient to cover the cost of the incomplete improvements; and,

Fire Department Recommendations:

4. A temporary turn-around meeting City standards shall be constructed at the west end of Nicole Street.

GENERAL COMMENTS: The petitioner has submitted this Final Plat application to plat twenty-four residential lots in what is to be Phase II of Tyler Knue Subdivision. Accompanying this Final Plat application are two companion applications – one for an annexation and the other a proposed rezoning to Low Density Residential – 2 (see related

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Staff Reports). The developed portion of this subdivision includes a mixture of townhouses, manufactured homes and stick built single-family residences. The proposed Low Density Residential – 2 Zoning District will allow single-family homes or duplexes. A Preliminary Plat for the subject property was approved by the City Council on August 21, 2000. The current Final Plat proposes one less lot than what was approved in the Preliminary Plat.

STAFF REVIEW: Staff has reviewed this proposed Final Plat and has noted that most applicable stipulations of the Preliminary Plat have already been met. Prior to City Council approval the petitioner will need to pay the required subdivision inspection fees and post adequate financial surety. Additionally, the temporary emergency turn-around at the west end of Nicolle Street must be constructed.

Based on the recommended stipulations of approval, the staff finds that the proposed Final Plat is in general compliance with all requirements of the subdivision Regulations and the terms of the Preliminary Plat approval. Staff recommends approval of the Final Plat with four stipulations.