

STAFF REPORT

June 21, 2001

No. 01PL048 - Preliminary and Final Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	No. 01PL048 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 2R of Block 9 of Elks Country Estates (formerly Lot 2 of Block 9 of Elks Country Estates and a portion of Tract 1 of the E1/2 of Section 16) located in E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .245 Acres
LOCATION	Southeast of the intersection of Willowbend Road and Crosswater Drive
EXISTING ZONING	Low Density Residential-II District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	General Agriculture District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, construction plans including street improvements and water and sewer plans shall be submitted;
2. Prior to Preliminary Plat approval by the City Council, the construction plans shall be reviewed and approved;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; 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 and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: **This item was continued at the June 7, 2001 Planning Commission meeting to allow the applicant to meet the stipulations of approval. Staff**

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will notify the Planning Commission at the June 21, 2001 Planning Commission meeting if the stipulations of approval have not been met. No other part of this Staff Report has been revised. The applicant has submitted a Preliminary and Final Plat to reconfigure an existing lot by shifting the southern lot line approximately 14 feet further south. The lot was originally platted on September 5, 2000 and is currently void of any structural development. On May 25, 2001, the applicant recorded a vacation of plat instrument with the Register of Deed's Office vacating the lot in order to obtain a building permit. The applicant has indicated that the lot is being revised as identified in order to increase the building area on the property.

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

Construction Plans: Crosswater Drive is located along the west lot line and is currently constructed with curb, gutter and sidewalk along the northern half of the lot. Construction plans including street improvements and water and sewer plans for the entire lot frontage must be submitted for review and approval. The Engineering Division has indicated that the construction plans must be submitted prior to Preliminary Plat approval by the Planning Commission. In addition, the construction plans must be reviewed and approved prior to Preliminary Plat approval by the City Council.

Surety: A subdivision estimate form for the above referenced improvements must be submitted for review and approval. In addition, surety for any required subdivision improvements that have not been completed must be posted and the inspection fees paid prior to City Council approval of the Final Plat.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.