

STAFF REPORT

June 7, 2001

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**No. 01PL024 - Layout, Preliminary and Final Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gordon Howie
REQUEST	<b>No. 01PL024 - Layout, Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot A, Block 16, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.356 Acres
LOCATION	South of the intersection of Covington Street and O'Brien Street
EXISTING ZONING	Suburban Residential District (PUD)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD)
South:	Suburban Residential District (PUD)
East:	Suburban Residential District (PUD)
West:	Suburban Residential District (PUD)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, minor corrections to the engineering plans shall be submitted for review and approval;
2. Prior to Final Plat approval by the City Council, a non-access easement shall be identified along the Covington Street frontage;

Urban Planning Division Recommendations:

3. Prior to City Council approval, the applicant shall pay the required Subdivision Inspection fees; and,
4. Prior to Final Plat approval by the City Council, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.