

STAFF REPORT

July 26, 2001

No. 01PL067 - Preliminary and Final Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for James L. Bloom c/o Harold Speck, Attorney
REQUEST	No. 01PL067 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Lot F of Lot 8 of Plateau Subdivision and Dedicated Right-Of-Way formerly the undeeded balance of Lot F of Lot 8 of Plateau Subdivision, located in the SW1/4 NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	1.44 Acres
LOCATION	2464 Plateau Lane
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sewer and Water
REPORT BY	Bill Lass

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

Engineering Division Recommendations:

1. Prior to City Council consideration the petitioner shall provide a complete site plan showing the proposed lot lines and all structures, driveways, well and septic tank/drainfield locations, and all other utilities;
2. Prior to City Council consideration the petitioner shall provide the required topographic information and drainage plan. Drainage easements shall be added to the plat as required by the Engineering Division;

Pennington County Register of Deeds Recommendations:

3. Prior to City Council approval of the plat the petitioner shall provide a new subdivision name on the plat;

Urban Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, financial surety shall be posted for any incomplete subdivision improvements or a Subdivision Variance shall be granted; and,

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5. Prior to City Council approval of the Final Plat, the petitioner shall submit: the required Subdivision Improvements Estimate form, Subdivision Improvements Plans, and Subdivision Inspection fees for any required subdivision improvements.

GENERAL COMMENTS: This Preliminary and Final Plat has been submitted to plat an existing unplatted parcel of land. The property is located at the intersection of Plateau Lane and Albert Lane in Rapid Valley. The property is located outside of the City limits but is within the three-mile platting area. The lot to be platted is currently an unplatted portion of Lot F of Lot 8. The plat as submitted would create a new Lot 1 of Lot F of Lot 8 and would leave the balance of the property as an unplatted balance. A structure is currently located on what will become the new Lot 1 and there are several residences located on the unplatted balance of property. A Subdivision Variance has also been submitted to waive the requirement for the installation of curb and gutter, street lights and sidewalks (see associated item).

STAFF REVIEW: Staff has reviewed this proposed plat and has noted the following issues:

Complete Site Plan Information: The Engineering Division has noted that a complete site plan has not been submitted as part of the plat application. Prior to City Council consideration the petitioner must provide a complete site plan showing all structures, utilities, driveways, septic tanks and drainfields, wells, and other physical improvements. In addition, topographic and drainage information must be provided for approval. Based upon this information, additional drainage easements may be required on the plat.

Right-of-Way Dedication: The plat proposes to plat ten feet of additional right-of-way where Lot 1 abuts Plateau Lane. The Transportation Planning Division and the Pennington County Highway Department have stated that this amount of additional right-of-way is appropriate to allow for the improvements to Plateau Lane which are to occur in approximately five years.

Subdivision Name: The Pennington County Register of Deeds Office has noted that the proposed subdivision name is quite lengthy and confusing and has requested that the petitioner submit a new subdivision name for the lot to be platted.

Staff has reviewed this proposed Subdivision Plat and has noted that it appears to comply with all applicable Zoning and Subdivision regulations assuming compliance with the noted stipulations.