

STAFF REPORT

January 10, 2002

No. 01PL120 - Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Black Hills Habitat for Humanity
REQUEST	No. 01PL120 - Final Plat
EXISTING LEGAL DESCRIPTION	Portions of Lots 4 thru 8, Lot 9, Lot 10, portions of Lots 11 thru 13, and a portion of the alley, Block 4, Schnasse Addition to the City of Rapid City located in the NW1/4 of the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 thru 6 of Habitat Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 Acres
LOCATION	At the intersection of Herman Street and East Watertown Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	11/20/2001
REPORT BY	Bill Lass

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the Subdivision Improvements Estimate form must be submitted, the required Subdivision Inspection fees paid, and financial surety posted for any incomplete subdivision improvements;
2. Prior to City Council approval of the Final Plat, the required non-access easements shall be added to the plat; and,

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Urban Planning Division Recommendations:

3. Prior to City Council approval of the Final Plat, a letter must be received from Black Hills Fibercom approving the proposed vacation of alley right-of-way.

GENERAL COMMENTS: This Final Plat has been submitted by the Habitat for Humanity and proposes to plat four residential lots at the southeast corner of the intersection of Herman Street and East Madison Street. A Preliminary Plat was approved in March of 2000 for these four lots and two additional lots on the south side of the rail road tracks. A Final Plat was also approved for the southern two lots at the same time the Preliminary Plat was approved.

STAFF REVIEW: Most of the major issues were addressed as part of the Preliminary Plat approval last year including the required utility and road extensions. There are, however, two minor items which need resolving before the applicant may receive approval of this plat. First, the permission of Black Hills Fibercom must be received to vacate the dead-end stub of alley right of way extending east from Herman Street. All other utilities have already granted their approval for the vacation. Second, the applicant must add several non-access easements to the plat near the intersection of Herman Street and East Madison Street – subject to review and approval of the Engineering Division.