

STAFF REPORT

April 25, 2002

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**No. 02PL031 - Preliminary and Final Plat**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development Inc.
REQUEST	<b>No. 02PL031 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 2 of Park Meadows Subdivision, located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3A and 3B of Block 2 of Park Meadows Subdivision, located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.25 acres
LOCATION	Northeast of the intersection of Smith Avenue and East Oakland 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	03/19/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be approved.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide one lot into two townhome lots. On February 4, 2002, the City Council approved Preliminary and Final Plat #02PL001 to create a 21 lot residential development as Phase One of the Park Meadows Subdivision development, including the subject property. The subject property was identified as a future townhome lot on the approved plat.

The subject property is located approximately 100 feet east of the Sydney Drive/East Oakland Street intersection, on the north side of Sydney Drive, and is currently void of any

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structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following consideration:

Subdivision Improvements: As previously indicated, Sydney Drive is located adjacent to the south lot line of the subject property. To date, this portion of Sydney Drive has not been constructed to City street standards as required by the Street Design Criteria Manual. However, during the review and approval of Preliminary and Final Plat 02PL001, surety was posted for these improvements and the associated inspection fees were paid. If the street improvements were completed, this plat could have been reviewed and approved as a Minor Plat.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations and recommends approval of the Preliminary and Final Plat.

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