

STAFF REPORT

July 3, 2002

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**No. 02PL063 - Preliminary and Final Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	James Heald, Registered Land Surveyor for Robert & Rosemary Christol, Philip and Carolie Zacher, Mark and Shannon Ballard and the Autumn Hills Homeowner's Association
REQUEST	<b>No. 02PL063 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 10, 11, and 17 and Outlot M of Block 7 of Autumn Hills Subdivision, located in the W1/2 of NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10R, 11R, and 17R of Block 7 of Autumn Hills Subdivision, located in the W1/2 of NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.02 acres
LOCATION	West of Winterset Drive and South of Stoney Creek Court
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	Low Density Residential District w/Planned Residential Development
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/07/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

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Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat; the plat shall be revised to designate existing Outlot M as a utility easement;
2. Prior to City Council approval of the Final Plat; the applicant shall revise the site plan to include the location of any utilities located in Outlot M;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
4. Prior to Final Plat approval by the City Council, the petitioner shall either complete the required subdivision improvements or post financial surety in the amount necessary to cover the cost of the required subdivision improvements.

GENERAL COMMENTS: This Preliminary and Final Plat request is the companion item to the Subdivision Regulations Variance request (file #02SV030) and the Major Amendment to a Planned Residential Development (file #02PD029) to incorporate a .15 acre outlot (Outlot M) into three existing lots in the Autumn Hills Subdivision. The property is located along the southern border of the Autumn Hills Subdivision, two of the proposed lots abut Stoney Creek Court while one lot abuts Winterset Drive.

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

Utility Easements: Outlot M was originally platted to provide an easement for the location of sanitary sewer main. However, the sewer main was actually constructed along the north property line of proposed Lots 11R and Lot 10R and another easement dedicated for the sanitary sewer main. The Engineering Division is concerned that other utilities may be located within the boundaries of Outlot M and is requesting that the applicant submit a revised site plan showing the location of any utilities within Outlot M. In addition, the Engineering Division would like the plat revised to reflect that the area that was previously designated at Outlot M remains as a utility easement.

Staff has reviewed this proposed Preliminary and Final Plat and has found it to be in general compliance with the Subdivision Ordinance upon compliance with the stated stipulations.