

STAFF REPORT

July 25, 2002

No. 02PL063 - Preliminary and Final Plat

ITEM 12

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	No. 02PL063 - Preliminary and Final Plat
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 stipulation:

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Engineering Division Recommendations:

- 1. Prior to City Council approval of the Final Plat; the plat shall be revised to include the note designating eight foot utility and minor drainage easements on the interior side of all lot lines.**

GENERAL COMMENTS: **This item was continued from the July 3, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** 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. **The applicant has submitted a revised site plan showing that no utilities are currently located within Outlot M. In addition, the applicant contacted the local utility companies and they have indicated that they have no future plans to install utilities within Outlot M.**

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.