

STAFF REPORT

August 21, 2003

No. 03PL077 - Final Plat

ITEM 6

GENERAL INFORMATION:

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| PETITIONER | Centerline, Inc. for 3 T's Land Development LLC |
| REQUEST | No. 03PL077 - Final Plat |
| EXISTING LEGAL DESCRIPTION | A portion of Tract C of Robbinsdale Addition No. 10 located in the SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 31 thru 40, Minnesota Ridge Subdivision, located in the SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Aproximately 3.38 acres |
| LOCATION | West of the intersection of Minnesota Street and 5th Street |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Public District |
| East: | Low Density Residential District |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 07/25/2003 |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval;
3. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a 20 foot wide major drainage easement along the north lot line of Lots 31-35;

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4. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a ten foot wide major utility easement along the west lot line of Lot 36. In addition, the following note shall be placed on the plat: "Any major utility or drainage easement shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate operation of the improvements"; and,

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to subdivide the subject property into ten residential lots. The property is located approximately 820 feet west of the Alta Vista Drive/Minnesota Street intersection along Minnesota Street and is a part of the Minnesota Ridge Subdivision. Currently, the property is void of any structural development.

On June 17, 2002, the City Council approved a Preliminary Plat to subdivide property, including the subject property, into a 55 lot residential development as part of the Minnesota Ridge Subdivision.

STAFF REVIEW:

Staff has reviewed the Final Plat and has noted the following considerations:

Drainage: The Engineering Division has indicated that as per a previously approved drainage plan, a 20 foot wide major drainage easement is needed along the north lot line of Lots 31 thru 35. Staff is recommending that the plat document be revised accordingly prior to Final Plat approval by the City Council.

Major Utility Easement: The Engineering Division has indicated that a ten foot wide major utility easement is needed along the west lot line of Lot 36 for the future construction of a high pressure water line. As such, staff is recommending that the plat document be revised accordingly prior to Final Plat approval by the City Council. In addition, staff is recommending that the following note be placed on the Final Plat document: "Any major utility or drainage easement shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate operation of the improvements".

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.