

STAFF REPORT

December 4, 2003

No. 03PL107 - Final Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	No. 03PL107 - Final Plat
EXISTING LEGAL DESCRIPTION	Lots 8 thru 18 of Block 2; Lots 2 thru 20 of Block 1; and Lots 1 thru 13 of Block 5, Park Meadows Subdivision, located in the NE1/4 of SE1/4, SE1/4 of NE1/4, and the SW1/4 of NE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10A, 10B, 11A, 11B, 12A, and 1B of Block 1, Lots 11A, 11B, 12A, 12B, 13A, and 13B of Block 5 located in the SE1/4 NE1/4 and NE1/4 SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.54 acres
LOCATION	Park Meadows Subdivision
EXISTING ZONING	Low Density Residential District/Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District/Medium Density Residential District
South:	Low Density Residential District/Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/06/2003
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, a cost estimate shall be submitted

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for review and approval; and,

Urban Planning Division Recommendations:

2. 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 application to subdivide the subject property into 12 townhome lots and two single family residential lots. The property is located north of Smith Avenue and east of Merlot Drive and is a part of Phase Two of the Park Meadows Subdivision.

On October 7, 2002, the City Council approved a Layout and Preliminary Plat to subdivide 15.57 acres into 30 single family residential lots and 30 townhome lots. The Layout and Preliminary Plat included the subject property. In addition, the City Council approved a Variance to the Subdivision Regulations to allow a lot twice as long as wide. A Special Exception was also granted to allow 172 dwelling units with one point of access.

STAFF REVIEW:

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

Phasing: The applicant has indicated that the next phase of development within the Park Meadows Subdivision will include the right-of-way for East Oakland Street extending the street to the south lot line of the development. The property located south of the subject property has recently been platted dedicating the right-of-way for East Oakland Street to Cambell Street. As such, platting this next phase of Park Meadows Subdivision will provide a second access to the subdivision. The applicant should be aware that no alternate phasing plan of the subdivision will be supported due to the traffic generated by the development and the need to obtain a second point of access.

Subdivision Improvements: The construction plans for this phase of the development were previously approved as a part of the Preliminary Plat review and approval. The subdivision improvements associated with this phase of the development are currently being constructed. The Engineering Division has indicated that a cost estimate for the subdivision improvements must be submitted for review and approval. In addition, surety must be posted for any subdivision improvements that have not been completed.

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