

STAFF REPORT

December 4, 2003

---

**No. 03PL111 - Preliminary and Final Plat**

**ITEM 27**

---

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development Company
REQUEST	<b>No. 03PL111 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 21, Lot 22 and Lot 23R of Village on the Green No. 2 Subdivision, located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 21R and 22R of Village on the Green No. 2 Subdivision, located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.936 acres
LOCATION	Along Hacker Loop
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Community water and wastewater
DATE OF APPLICATION	11/06/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, construction plans for Hacker Loop shall be submitted for review and approval. In particular, the construction plans shall show a minimum 49 foot wide right-of-way and sidewalks on both sides of Hacker Loop or a Variance to Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a site plan shall be submitted for

## STAFF REPORT

December 4, 2003

---

**No. 03PL111 - Preliminary and Final Plat**

**ITEM 27**

---

- review and approval identifying the location of water and sewer taps to the subject property;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

4. 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 Preliminary and Final Plat to combine three lots into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to provide additional right-of-way width along Hacker Loop and to allow sidewalks on one side of the street. (See companion item #03SV046.)

On October 16, 2000 the City Council approved a Preliminary and Final Plat to subdivide the subject property into three lots. In addition, a Variance to the Subdivision Regulations was approved to waive the requirement to provide additional right-of-way along Hacker Loop and to allow a sidewalk on the south side of Hacker Loop.

STAFF REVIEW:

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

Hacker Loop: Hacker Loop is classified as a lane place street requiring a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Hacker Loop has been constructed with a 40 foot wide right-of-way. In addition, surety has been posted to provide a sidewalk on the south side of Hacker Loop only. As such, staff is recommending that construction plans be provided showing a minimum 49 foot wide right-of-way and sidewalks on both sides of Hacker Loop or a Variance to Subdivision Regulations must be obtained.

The Engineering Division has indicated that a site plan must be submitted for review and approval showing the location of sewer and water taps to the subject property. Staff is recommending that the site plan be submitted prior to Preliminary Plat approval by the City Council.

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

STAFF REPORT

December 4, 2003

---

**No. 03PL111 - Preliminary and Final Plat**

**ITEM 27**

---