

Staff Report Vicinity Map Aerial Photograph Plat Site Plan

No. 06PL022 - Forest Park Estates

A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** on Lots 28 and 29, Forest Park Estates, formerly all of Lot 25R, Forest Park Estates; and all of Lot B Revised, all located in the E1/2 SW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as all of Lot 25R, Forest Park Estates; and all of Lot B Revised, all located in the E1/2 SW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4231 Starlite Drive.

STAFF RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, construction plans for the sidewalk, curb and gutter along Starlite Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of the Final Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
3. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by City Council, construction plans for the sidewalk, curb and gutter along Starlite Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of the Final Plat, a note shall be placed on the plat stating "Prior to any, additions, remodeling or demolition of the existing structure, the water system must be brought up to the 2003 International Fire Code requirements for firefighting by providing a minimum of 1000 gallons per minute fire flow";
3. Upon submittal of the Final Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
4. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

VOTE: (9 to 0 with Andrews, Brenneise, Brewer, Brown, Hennies, Landguth, LeMay, Schmidt and Waltman voting yes and none voting no)