

STAFF REPORT

July 5, 2001

No. 01PL032 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gordon Howie
REQUEST	No. 01PL032 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot B1 of Trailwood Village (formerly a portion of Tract T of Trailwood Village) located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	2.166
LOCATION	300 feet north of the intersection of East Highway 44 and Covington Street
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	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: **Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:**

Engineering Division Recommendations:

- 1. Prior to Final Plat approval by the City Council, minor corrections to the engineering plans shall be submitted for review and approval;**
- 2. Prior to Final Plat approval by the City Council, a non-access easement shall be identified along the Covington Street frontage;**

Emergency Service Communication Center Recommendations:

- 3. Prior to Final Plat approval by the City Council, the applicant shall submit a revised street name for Murphy Drive for review and approval;**

Urban Planning Division Recommendations:

- 4. Prior to City Council approval, the applicant shall pay the required Subdivision Inspection fees; and,**
- 5. Prior to Final Plat approval by the City Council, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements.**