

STAFF REPORT

November 8, 2001

No. 01PL113 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dr. Larry Teuber
REQUEST	No. 01PL113 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot A Revised of Block 2, and Lots 1R, 6R and 7R of Block 3, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.768 acres
LOCATION	North of Clarkson Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION:

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

Urban Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
2. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This Preliminary and Final Plat proposes to replat five existing lots and reconfigure them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive.

The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only

STAFF REPORT

November 8, 2001

No. 01PL113 - Preliminary and Final Plat

ITEM 7

the western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

Earlier this year, a Layout Plat was approved for the property with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit road construction plans for the turnaround on Quail Drive;
2. Prior to Final Plat approval by the City Council, the applicant shall provide a non-access easement along Clarkson Road except for approved approach locations;
3. Prior to Final Plat approval by the City Council, that an additional five feet of right-of-way be dedicated for Clarkson Drive;
4. Prior to Layout Plat approval by the City Council, the applicant shall obtain a building permit to relocate the shed located in the Quail Drive right-of-way and the shed shall be relocated prior to City Council approval;
5. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
6. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

Also, a variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, traffic signs, pavement marking, and street light conduits for the section line highways; a variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, and street light conduits for Quail Drive; and, variance to the Subdivision Regulations to waive the requirements for curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, pavement marking, and street light conduits for Cougar Court were approved with the condition that a gravel turnaround be provided at the end Quail Drive

STAFF REVIEW: Staff has reviewed this proposed Preliminary and Final Plat and has noted that the requirements from the Layout Plat have been meet. The applicant has submitted engineering plans for the construction of the required turnaround for Quail Drive. At this time the improvement has not been completed. The applicant will need to bond for this improvement if it is not completed when the Final Plat approved.