

STAFF REPORT

June 6, 2002

No. 02PL053 - Preliminary and Final Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST EXISTING LEGAL DESCRIPTION	No. 02PL053 - Preliminary and Final Plat A portion of Tracts 1 and 2, Elks Country Estates, the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4 of Block 11, Elks Country Estates, located in the NE1/4 of the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.339 acres
LOCATION	At the intersection of Augusta Drive and Northstar Court
EXISTING ZONING	Low Density Residential II/PRD
SURROUNDING ZONING	
North:	Low Density Residential II/PRD
South:	Low Density Residential II/PRD
East:	Low Density Residential II/PRD
West:	Low Density Residential II/PRD
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/10/2002
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 Final Plat approval by the City Council, the plat shall be revised to show the 100 year federally designated floodplain boundaries;
2. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
3. 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 subdivide the subject property

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into four residential lots. The property is located directly east of the Augusta Drive/Jolly Lane intersection and is currently void of any structural development.

On October 6, 1997, the City Council approved Layout Plat #2462 to create a 154 residential development as an extension to the existing "Elks Country Estates" subdivision. On August 3, 1992, the Elks Country Estates Planned Residential Development was approved to allow the residential subdivision with an associated golf course. The previously approved Layout Plat and Planned Residential Development included the subject property. The proposed Preliminary and Final Plat is in compliance with both the previously approved plat and Residential Development Plan.

STAFF REVIEW:

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

Subdivision Improvements: Northstar Court, extending north from Augusta Drive, serves as legal access to the proposed lots. The road is currently constructed to City street standards with the exception of street light conduit and signage. The Engineering Division has indicated that the street light conduit and street sign(s) must be installed prior to Final Plat approval or surety must be posted for the improvement(s). In addition, the Engineering Division has indicated that a cost estimate must be submitted and inspection fees paid accordingly prior to Final Plat approval.

Floodplain Boundaries: The Engineering Division has indicated that a portion of the subject property is located within the 100 year federally designated floodplain. Prior to Final Plat approval, the plat must be revised to show the floodplain boundaries as required by the Floodplain Ordinance.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.