

STAFF REPORT

August 21, 2003

No. 03PL078 - Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development LLC
REQUEST	No. 03PL078 - Final Plat
EXISTING LEGAL DESCRIPTION	Lot 9 in Block 28, Robbinsdale Addition No. 10 and an unplatted portion of Tract C in Minnesota Ridge Subdivision, all located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 9A and 9B in Block 28, Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.0 acres
LOCATION	West of the intersection of 5th Street and Minnesota Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, construction plans showing a sidewalk along Alta Vista Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Final Plat approval by the City Council, a cost estimate for the sidewalk shall be submitted for review and approval; and,

STAFF REPORT

August 21, 2003

No. 03PL078 - Final Plat

ITEM 7

Urban Planning Division Recommendations:

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 Final Plat to create two residential lots leaving a non-transferable balance. The property is located west of the intersection of the Fifth Street and Minnesota Street intersection along the west side of Alta Vista Drive and is currently void of any structural development.

A Preliminary Plat was approved on May 7, 2001 to create 25 detached single family residential lots, a townhome development tract and an office commercial lot. The Preliminary Plat included the subject property.

STAFF REVIEW:

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

Sidewalk: Currently, a sidewalk does not exist along the west side of Alta Vista Drive as it abuts the subject property. As such, construction plans must be submitted showing a sidewalk as identified or a Variance to the Subdivision Regulations waiving the requirement to construct a sidewalk must be obtained prior to Final Plat approval by the City Council.

Grading: The Engineering Division has indicated that upon submittal of a building permit, a grading plan must be submitted for review and approval. In particular, the increased run-off due to the future development of these lot(s) must be addressed as a part of the grading plan.

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