

## STAFF REPORT

September 25, 2003

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**No. 03PL092 - Final Plat**

**ITEM 6**

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### GENERAL INFORMATION:

PETITIONER	Renner and Sperlich Engineering Co. for Elks Country Estates
REQUEST	<b>No. 03PL092 - Final Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of the E1/2 of Section 16 located in the NE1/4 of the SE1/4 Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3 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 .282 acres
LOCATION	Northeast of the intersection of Jolly Lane and LaCosta Drive
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	Low Density Residential District w/Planned Residential Development
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2003
REPORT BY	Jeff Marino

### RECOMMENDATION:

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

#### Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, additional information shall be submitted

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- verifying that utility service lines have been stalled at the approved locations, or surety shall be posted for the improvements;
2. Prior to City Council approval of the Final Plat, all regulatory street signs shall be installed, or surety shall be posted for the improvements;
  3. Prior to City Council approval of the Final Plat, all debris and material stockpiles shall be removed from the right-of-way;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. 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 subdivide a .282 acre parcel from a larger 76.09 acre parcel. The proposed plat is part of a residential subdivision known as Elks Country Estates. Currently, there are no structures located at the site.

The preliminary plat and construction plans were approved for this lot on April 6, 1998. This plat was approved with 12 stipulations. These stipulations were:

1. Prior to Preliminary Plat approval by City Council, a site drainage plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, minor corrections to the Engineering Plans shall be made and submitted for review and approval;
3. Prior to Final Plat approval the applicant shall submit plans showing the alignment and design of a secondary emergency access to and from the development. The secondary access shall be constructed prior to Final Plat approval;
4. All under ground street light wiring shall be provided;
5. Street name signs shall be provided at all intersections, a stop sign shall be installed at intersection with Jolly Lane and a "No outlet" sign shall be installed on Crooked Stick Drive off of Jolly Lane;
6. A non-access easement shall be provided along Jolly Lane for all lots that have alternative street frontage;
7. Prior to Final Plat approval, alternative names shall be submitted for review and approval for the following: North Star Court and Crestview Court as these names already exist as street names;
8. Prior to any construction, an Air Quality Permit shall be obtained;
9. All stipulations of the approved Layout Plat shall be met;
10. Prior to Final Plat approval, the note designating the storage lot shall be eliminated;
11. Prior to initiation of use of storage area, a Major Amendment to the Planned Residential Development be approved to allow storage; and
12. Prior to Final Plat approval by the City Council, surety shall be posted for any subdivision improvements that have not been completed and any subdivision inspection fee shall be paid.

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City Council approved a Planned Residential Development for this lot on August 3<sup>rd</sup> 1992. This Planned Residential Development was approved with 4 stipulations. These stipulations were:

1. That phasing of the proposed development be reviewed with the submission of each proposed preliminary plat;
2. That the specific development plans be reviewed and approved in conjunction with the submission of each proposed preliminary plat
3. That all development meet the setback, height, area and density requirements specified on the approved plan or, if not specified, the standard requirements of the Zoning Ordinance; and
4. That any amendment to the approved plan be reviewed and approved under the appropriate minimal, minor, or major amendment procedure for a Planned Residential Development.

**STAFF REVIEW:** Staff has reviewed the Final Plat and has noted the following considerations:

**Utility Lines:** Construction Plans showing the location of utility lines have been reviewed and approved as a part of the previously approved Preliminary Plat. Documentation must be submitted showing that the utility service lines associated with the proposed lot have been installed in accordance with the approved construction plans or surety must be posted for the improvement. Staff is recommending that the information be submitted for review and approval prior to City Council approval of the Final Plat or surety posted for the improvement.

**Signage:** The previously approved construction plans identified regulatory street signs. Prior to Final Plat approval, the regulatory street sign(s) must be installed in compliance with Section 16.16.080 of the City of Rapid City Municipal Code or surety must be posted for the improvement.

**Material Stockpiles:** There appears to be materials and debris stockpiled in Lacosta Drive. Prior to City Council approval of the Final Plat, the materials and debris must be removed from the right-of-way.

**Fire Hydrants:** The Fire Department has identified that all fire hydrants must be in place and operational prior to the issuance of a building permit at the site. These fire hydrants must provide a minimum of 1000 gpm / 20 psi fire flows in order to ensure adequate safety at the site. All access ways at the site shall not exceed a maximum grade of 16 percent. If compliance with these grades cannot be met, the affected structures shall be fire sprinklered as allowed by the Uniform Fire Code. Furthermore, all weather access shall be in place prior to any construction at the site.

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