

STAFF REPORT

February 19, 2004

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**No. 04PL004 - Layout and Preliminary Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Dennis Zandstra
REQUEST	<b>No. 04PL004 - Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Lots 6 and 8 of Block 10 of Elks County Estates and a portion of Tract 1 of the E1/2 of Section 16, located in the NE1/4 of the NW1/4, Section 16, T1N, R8E, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 thru 5 of Block 9 and Lots 11 thru 16 of Block 10 of Elks Country Estates, located in the NE1/4 of the NW1/4, Section 16, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.702 acres
LOCATION	South of Willowbend Road along Padre Drive and Sawgrass Court
EXISTING ZONING	Low Density Residential II District/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential II District/Planned Residential Development
South:	General Agriculture District/Planned Residential Development
East:	Low Density Residential II District/Planned Residential Development
West:	Low Density Residential II District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/23/2004
REPORT BY	Vicki L. Fisher

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### RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat, the plat document shall be revised to show a non-access easement along Padre Drive and all corner lots as per the Street Design Criteria Manual;
2. Prior to City Council approval of the Preliminary Plat, the plat title shall be changed to read "Section 16" in lieu of "Section 21" and to read "E1/2 in lieu of "ED";
3. Prior to City Council approval of the Preliminary Plat, the plat document shall be revised to show a minimum 10 foot wide Major Drainage Easement along the north lot line of proposed Lots 11 and 12;
4. Prior to City Council approval of the Preliminary Plat, a revised plat document eliminating Lot 5 of Block 9 shall be submitted for review and approval;
5. Prior to City Council approval of the Preliminary Plat, a revised sewer plan shall be submitted for review and approval;
6. Prior to City Council approval of the Preliminary Plat, a private utility plan shall be submitted for review and approval;
7. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
8. Prior to City Council approval of the Preliminary Plat, a subdivision estimate form shall be submitted for review and approval; and,
9. Upon submittal of a Final Plat application, 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 Layout and Preliminary to create nine residential lots leaving an approximate 71 acre non-transferable balance. The property is a part of the Elks Country Estates Subdivision. The property is located at the southern terminus of Padre Drive and is currently void of any structural development.

### STAFF REVIEW:

Staff has reviewed the Layout and Preliminary Plat and has noted the following considerations:

Plat Revisions: Staff met with the applicant's consultants on February 9, 2004 to discuss issues regarding the Layout and Preliminary Plat. The applicant's consultants indicated that Lot 5 of Block 9 will be eliminated from the proposed plat. As such, staff is recommending that a revised plat document eliminating Lot 5 of Block 9 be submitted for review and approval prior to City Council approval of the Preliminary Plat.

The applicant's consultants also indicated that five of the lots may eventually be replatted into townhome lots. Replatting the lots into townhome lots will require that a subsequent

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Preliminary and Final Plat be reviewed and approved. The lots may be platted through the Minor Plat process if the plat meets all of the requirements of Section 16.08.030 of the Subdivision Regulations.

Staff is also recommending that the plat title be revised to read "Section 16" in lieu of "Section 21" and that the plat title be revised to read "E1/2" in lieu of "ED".

Staff has also noted that a 15 foot wide Major Drainage Easement was platted on a previous phase of the Elks Country Estates Subdivision located directly north of the subject property. As such, a minimum 10 foot wide Major Drainage must also be platted along the north lot line of the subject property to accommodate projected drainage flows. Staff is recommending that prior to City Council approval of the Preliminary Plat, the plat document be revised to show a minimum 10 foot wide Major Drainage Easement along the north lot line of proposed Lots 11 and 12.

Utility Plans: Staff is recommending that a revised sewer plan be submitted for review and approval. In particular, the sewer plan must show the relocation of a sewer main from a proposed utility easement along the north lot line of proposed Lot 16 to the Sawgrass Court right-of-way. In addition, staff is recommending that a private utility plan be submitted for review and approval to insure that the location of the City's sewer and water does not interfere with the location of the private utilities. Staff is recommending that a private utility plan and a revised sewer plan be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Wastewater Tap Fees: On February 2, 2004 the City Council approved a resolution that established a supplemental wastewater tap fee in the amount of \$750.00 for all new utility connections to the City's wastewater utility area. The subject property is located within the established wastewater utility area. The applicant should be aware that prior to issuance of a building permit, a \$750.00 supplemental wastewater tap fee will be collected.

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