

STAFF REPORT

December 7, 2000

PLAT #00PL117 - Preliminary and Final Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	PLAT #00PL117 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1R and 2R of Block 8 of Elks Country Estates (formerly Lots 1 & 2 of Block 8 of Elks Country Estates) located in N1/2 of SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .604 Acres
LOCATION	At the intersection of Augusta Drive and Jolly Lane
EXISTING ZONING	Low Density Residential-II District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City sewer and water
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, displaced sidewalks shall be repaired;
2. Prior to Final Plat approval by the City Council, existing sureties shall be consolidated into one acceptable surety for all improvements relative to the subject property;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement; and,
4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid.

STAFF REPORT

December 7, 2000

PLAT #00PL117 - Preliminary and Final Plat

ITEM 16

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to reconfigure two existing lots. The proposed lots will be .289 acres and .315 acres in size, respectively. The proposed plat is part of a residential subdivision known as "Elks Country Estates".

On September 5, 2000, a Final Plat was approved to subdivide an approximate 4.84 acre parcel into eleven residential lots, inclusive of the subject property, and to extend Jolly Lane. The subject property is currently void of any structural development. Lot 1R is bordered on three sides by right-of-way requiring a twenty-five foot setback from three of the lot lines. The applicant has indicated that replatting the subject property as identified on this plat will increase the buildable area on Lot 1R.

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". Reconfiguring the lots as proposed will result in Lot 2R having a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Displaced Sidewalks: The streets, curb and gutter, sidewalks and sewer and water lines are currently in place adjacent to the subject property. The Engineering Division has indicated that some of the sidewalk(s) have become displaced and must be repaired. Staff is recommending that the sidewalks be repaired prior to Final Plat approval or surety be posted for the repair.

Surety: As a condition of previous plat approval(s), sureties have been posted for improvements along the subject property as well as improvements to Jolly Lane, Augusta Drive and Willowbend Road. The Engineering Division has released portions of the sureties as improvements have been completed. As such, it has become increasingly difficult to track the remaining sureties and/or the need for additional surety upon replatting the property(s) as currently being proposed. The Engineering Division is recommending that the sureties be consolidated into one acceptable form as a condition of Final Plat approval.