

STAFF REPORT

March 22, 2001

No. 01PL015 - Final Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gordon Howie
REQUEST	No. 01PL015 - Final Plat
LEGAL DESCRIPTION	Lot A of Block 13 of Trailwood Village (formerly a portion of Tract T of Trailwood Village, and Lot 1 of the NE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM) Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .28 Acres
LOCATION	At the intersection of Mercury Drive and East 53rd Street
EXISTING ZONING	Suburban Residential District (PUD)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD)
South:	Suburban Residential District (PUD)
East:	Suburban Residential District
West:	Suburban Residential District (PUD)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to approval by the City Council, the plat shall identify an front yard eight foot drainage and utility easement along Mercury Street; and

Emergency Service Communication Center Recommendations:

2. Prior to approval by the City Council, the street name "East 53rd Street" shall be change to "Reservoir Road".

GENERAL COMMENTS: The applicant is proposing to plat a lot at the southwest corner of Reservoir Road and Mercury Drive. The Preliminary Plat for the development in this area was approved in April 2000 and all of the lots in this phase of Trailwood Village except for this one were Final Platted in November 2000. The applicant could not plat this lot because a portion of the lot was under the ownership of the Western Pennington County Drainage Commission. The applicant has recently acquired the property. Surety has been posted for all remaining subdivision improvements not completed in November of 2000.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

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The Street Design Criteria Manual requires that an eight foot front yard utility and drainage easement be dedicated for subcollector streets. Mercury Street is classified as a subcollector and a note needs to be added identifying a front yard utility and drainage easement.

Recently, the City and the County renamed this portion of East 53rd Street to Reservoir Road. The applicant has identified the street as East 53rd Street. Staff is requesting that the plat be changed to delineate the road name as Reservoir Road.