

STAFF REPORT

December 4, 2003

No. 03PL110 - Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Cedarhill Corporation
REQUEST	No. 03PL110 - Final Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 through 7 of Block 7 and Lots 2 through 5 of Block 8 all of CHMH Subdivision, and dedicated public right-of-way shown as Sagewood Street all located in SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	West of Haines Avenue and north of Mall Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Public District
East:	Public District
West:	Mobile Home Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/07/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

2. 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

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inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to subdivide the subject property into seven residential lots. The property is located west of the Sagewood Street/Kyle Street intersection and is a part of the CHMH Subdivision.

On May 21, 2001, the City Council approved a Preliminary Plat to subdivide approximately ten acres into 29 residential lots. The Preliminary Plat included the subject property. Currently, the subject property is void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: The construction plans for this phase of the development were previously approved as a part of the Preliminary Plat review and approval. The Engineering Division has indicated that the previously approved construction plans do not show a temporary turnaround at the end of Sagewood Street and, as such, staff is not requiring further improvement as part of the Final Plat approval. However, it would be desirable if the applicant provided a temporary turnaround as a part of this phase of the development.

The Engineering Division has also indicated that the subdivision improvements associated with this phase of the development are currently being constructed. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements must be submitted for review and approval. In addition, prior to Final Plat approval by the City Council, surety must be posted for any subdivision improvements that have not been completed.

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