

STAFF REPORT  
November 21, 2007

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**No. 07PL146 - Preliminary Plat**

**ITEM 33**

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GENERAL INFORMATION:

APPLICANT	Chad Zandstra
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Chad Zandstra
REQUEST	<b>No. 07PL146 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 11 of Block 10 of Elks Country Estates, located in the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11A and 11B of Block 10 of Elks Country Estates, located in the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.439 acres
LOCATION	3565 Padre Drive
EXISTING ZONING	Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Residential Development)
South:	Low Density Residential II 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	10/26/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a structural site plan shall be submitted for review and approval showing the existing development on the property;

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- and,
2. Prior to Preliminary Plat approval by the City Council, an Exception to allow 356 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained or prior to submittal of a Final Plat application, a contract shall be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide an existing lot into two townhome lots. The property is a part of the Elks Country Estates development.

On May 14, 2004, the City approved a Final Plat (#04PL058) to create 11 lots, which included this property.

The property is located in the northwest corner of the intersection of Padre Drive and Sawgrass Court. Currently, a townhome is being constructed on the property.

STAFF REVIEW:

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

Structural Site Plan: As noted above, a townhome is being constructed on the property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a structural site plan be submitted for review and approval showing the existing development on the property.

Forty Unit Rule: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Jolly Lane serves as exclusive access to Elks Country Estates as well as Plum Creek Subdivision located directly west of the subject property. The proposed plat will result in a total of 356 lots with one point of access.

South Valley Drive previously served as a second access street to the development and Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. Currently, Willowbend Drive provides a temporary street connection to the Southeast Connector; however, the South Dakota Department of Transportation has indicated that the street connection will be terminated no later than February, 2008, unless an extension is granted.

On January 16, 2006, the City Council approved a Preliminary Plat for another phase of the Elks Country Estates development and an Exception was granted to allow 355 dwelling units with one point of access with the stipulation that prior to Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. To date, a Final Plat for this phase of the development has not been submitted for review or approval nor has a street connection been made as identified. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception to allow 356 dwelling units with one point of

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access in lieu of 40 dwelling units as per the Street Design Criteria Manual be obtained or prior to submittal of a Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. (The applicant should be aware that a stipulation of approval of the previously granted Exception required that the street connection be made as identified.)

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