

Memorandum #08-129

To: Al Viereck, Interim City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action #08-19 / Resolution #08-22
Date: June 18, 2008

PLAT REVIEW

ACTION NUMBER: 08-19

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Kirby Hofer Construction Company, Inc.

ADDRESS / LOCATION: 2805 Kentucky Ave (reference attached copy of the plat).

PROPERTY DESCRIPTION: A Plat of Lot 11, Block 7, Ridgeway North Subdivision, City of Yankton, South Dakota. Formerly known as: Lot 11, Block 7, Ridgeway North Subdivision and a portion of the S ½ of the NE ¼ of Section 6, T93N, R55W of the 5th P.M., City and County of Yankton, South Dakota.

ZONING DISTRICT: Residential Planned Unit Development (PUD)

PREVIOUS ACTION: Original PUD boundary plat and associated Subdivider's Agreement. Adjacent phased plats within the Planned Unit Development (PUD). Plat of Lot 11.

COMMENTS: The proposal adds 15 feet of previously unplatted area to Lot 11. The larger lot will increase the buildable area to help the developer meet market demands.

The proposed plat meets all the requirements of the Subdivision Ordinance. The adjacent street is completed to the north boundary of the lot under consideration.

Staff recommends that the proposed plats be approved.

HEARING SCHEDULE:

June 16, 2008: The Planning Commission conducts a special meeting to review the plat and makes a recommendation to the City Commission.

June 23, 2008: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

RESOLUTION #08-22

WHEREAS, it appears from an examination of the plat of Lot 11, Block 7, Ridgeway North Subdivision, City of Yankton, South Dakota. Formerly known as: Lot 11, Block 7, Ridgeway North Subdivision and a portion of the S ½ of the NE ¼ of Section 6, T93N, R55W of the 5th P.M., City and County of Yankton, South Dakota prepared by Brett R. Kennedy a registered land surveyor of Eisenbraun and Associates in the State of South Dakota.

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

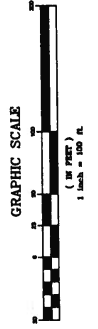
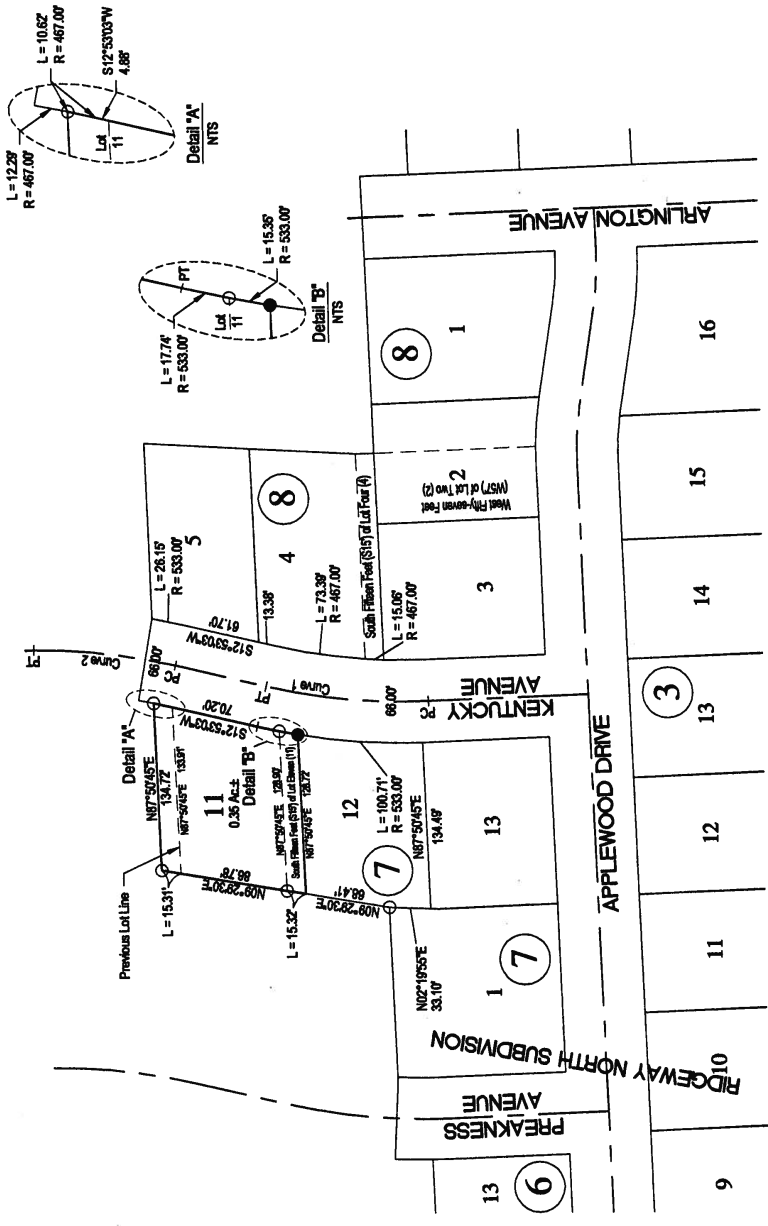
Adopted:

Daniel L. Specht, Mayor

ATTEST:

Ann Clough, Deputy Finance Officer

A Plat of Lot 11, Block 7, Ridgeway North Subdivision, City of Yankton, South Dakota, formerly known as Lot 11, Block 7, Ridgeway North Subdivision and a portion of the S 1/2 of the NE 1/4 of Section 6, T 93 N, R 55 W of the 5th P.M., City and County of Yankton, South Dakota.



LEGEND

- Set 5/8" x 16" Rebar W/ Cap Stamped "KENNEDY LS 5350"
- Found 5/8" Rebar W/ Cap Stamped "KENNEDY LS 5350"

Q CURVE DATA

Curve	Δ	R	T	L
Curve 1	15°02'20"	500.00'	66.00'	131.24'
Curve 2	13°10'08"	500.00'	57.71'	114.67'

EASEMENT NOTE:

- 5.0' Along Paved Streets
- 5.0' Along Rear Lot Lines
- 5.0' Along All Lot Lines of Corner Lots