

STAFF REPORT
May 26, 2005

No. 05PL065 - Layout and Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Gordon Howie
REQUEST	No. 05PL065 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 22 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3A, 3B and 3C of Block 22 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .721 acres
LOCATION	southwest corner of the intersection of Williams Street and Reservoir Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Reservoir Road. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for the common access easement shown on the plat. In particular, the road construction plans shall show the street constructed with a minimum 45 foot wide right-of-way and a minimum 20 foot wide paved surface with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision

STAFF REPORT
May 26, 2005

No. 05PL065 - Layout and Preliminary Plat

ITEM 14

- Regulations shall be obtained.
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 4. Upon submittal of a Final Plat application, the plat document shall be revised to show an easement for access and maintenance of a fire hydrant located on Lot 3B next to Williams Street;
 5. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road or a Variance to the Subdivision Regulations shall be obtained; and,
 6. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to subdivide approximately .721 acres into three four-plex lots. On April 19, 2004, the City Council approved a Layout and Preliminary Plat (#04PL003) to subdivide the subject property into three residential lots, one of which is the subject property. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and planting screen along Reservoir Road as it abuts the subject property. (See companion item #05SV030.)

The subject property is located southwest of the intersection of Williams Street and Reservoir Road. Currently, there are three attached four-plex structures and associated parking on the property.

STAFF REVIEW:

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

Reservoir Road: Reservoir Road is located along the east lot line and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way. This parcel was previously platted and an additional 17 foot of right-of-way was dedicated at that time. The balance of the required right-of-way will be obtained from adjacent property in the future. Currently, Reservoir Road is constructed with a 24 foot wide paved surface, water and sewer. Staff recommends that prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained.

Access Easement: The common access easement is classified as a lane/place street requiring that the street be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations. A Variance to the Subdivision Regulations to waive the requirements for installing pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the north lot lines will need to be submitted. As such, staff is continuing this Layout and Preliminary Plat so they may be considered together.

STAFF REPORT
May 26, 2005

No. 05PL065 - Layout and Preliminary Plat

ITEM 14

Prior to Preliminary Plat approval by the City Council a cost estimate must be submitted for review and approval for the road improvements as well as Subdivision Inspection Fees paid upon Final Plat.

Easement: An existing fire hydrant appears to be located on Lot 3B next to Williams Street. Staff is recommending that prior to Final Plat an easement for access and maintenance be dedicated for the fire hydrant on this plat.

Subdivision Improvements: Plans for subdivision improvements have been submitted in conjunction with the previous Layout and Preliminary and Final Plat (#04PL003 and #04PL054) to subdivide the subject property. Subdivision inspection fees and surety for incomplete subdivision improvements associated with those plans were posted at that time. Since that plat document was approved, the lane pavement markings have not been installed as required at Reservoir Road and Williams Street. In addition, the site has not been stabilized since construction. Stabilization and re-vegetation measures need to be installed.

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