

STAFF REPORT

November 22, 2000

PLAT #00PL114 - Layout Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	American West Communities
REQUEST	PLAT #00PL114 - Layout Plat
LEGAL DESCRIPTION	A portion of the S1/2 of the NE1/4 and a portion of the SE1/4 less Tract 1 of Bradeen Subdivision and less right-of-way, all located in Section 22, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 Acres
LOCATION	Approximately 1/2 mile north of the intersection of Lamb Road and East 53rd Street on the west side of East 53rd Street
EXISTING ZONING	Limited Agriculture/General Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	General Agriculture District (County)
East:	Low Density Residential/Limited Agriculture/General Agriculture District (County)
West:	Limited Agriculture/General Agriculture District (County)
PUBLIC UTILITIES	Community water and private on-site wastewater
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout Plat be denied due to floodway issues and high ground water concerns.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to create a 40 lot residential development. The lots range in size from .836 acres to 1.755 acres.

The applicant has also submitted a Master Plan identifying the Layout Plat as Phase One of a proposed 178 lot residential development. The development will incorporate approximately 388 acres and will be known as "The Ranchettes at Willow Wood". The applicant has proposed that the residential development be served by a community water source and on-site wastewater systems.

The applicant has also submitted a Subdivision Regulations Variance Request as a companion item to this plat to waive the requirements for curb, gutter, street light conduit and

STAFF REPORT

November 22, 2000

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ITEM 11

the installation of dry sewer lines and to allow a six foot wide asphalt sidewalk on one side of the street. (See companion item #00SV026.)

STAFF REVIEW: A majority of the subject property is located within the boundaries of the 100 year federally designated floodplain. More specifically, approximately half of the subject property is located within the floodway with all but three of the proposed lots located within the flood fringe. The Pennington County Flood Damage Prevention Ordinance states "...since the floodway is an extremely hazardous area due to the velocity of the flood waters which carry debris, potential projectiles, and erosion potential, encroachments shall be prohibited, including fill, new construction, substantial improvements, and other development". In addition, a Floodplain Development Permit is needed prior to any development and/or construction within the flood fringe (floodplain).

As previously indicated, the applicant is proposing that the property be served by on-site wastewater systems. The Engineering Division has indicated that septic tanks and drainfields are not permitted in the floodway and/or 100 year floodplain. In addition, several developments within the area have historically experienced the presence of high ground water. Based on the historical experience in the area, the Engineering Division anticipates the presence of high ground water on the subject property and/or within the immediate area. The applicant has indicated that site specific information will be submitted addressing the high ground water concerns on the subject property. The collected data must not be seasonal but rather identify the presence or lack of high ground water throughout the year, especially during spring run-offs and summer wet seasons. The past year was significantly drier than usual and may not identify high ground water that may otherwise be present during a normal year of moisture. Allowing on-site wastewater systems in a potential area of high ground water may result in water contamination and surfacing effluent.

The Engineering Division has identified that the subject property is located approximately 1½ miles west of the City's sewer plant facility. It is anticipated that City sewer lines will be extended to the subject property within the next twenty years. As such, staff is recommending that dry sewer lines be installed at this time. If the presence of high ground water is determined, staff may require that a central sewer system be provided and that on-site wastewater systems not be allowed.

In addition, staff has some minor concerns with the road networking and lot configuration within the proposed development. The Major Street Plan identifies a collector road located through the property. The collector road, as shown on the proposed plat, curves in a southern direction along the west lot line. Staff is recommending that the road be realigned at the western end to channel traffic from E. 53rd Street to the adjacent property(s). In addition, Staff is concerned with maintaining a safe sight distance along E. 53rd Street at the location of the southern most proposed approach. A steep hill is located along E. 53rd Street adjacent to the southern portion of the property. A Layout Plat was recently denied on the property located directly across E. 53rd Street from the proposed approach due to poor site distance along E. 53rd Street. Staff is also concerned with the length of one or more of the proposed cul-de-

STAFF REPORT

November 22, 2000

PLAT #00PL114 - Layout Plat

ITEM 11

sacs as well as an eyebrow cul-de-sac being proposed within a future phase of the development. Some roadway alignments need to be modified. Staff is concerned with the number of flagpole lots being proposed. Staff will be working with the applicant to address these concerns prior to submittal of a revised Layout Plat.

Staff is recommending that the Layout Plat be denied until the floodway issues and high ground water concerns are addressed. The applicant has indicated that a conditional letter of map revision (CLOMR) has been submitted to the Federal Emergency Management Agency (FEMA) to limit and/or eliminate the floodway boundaries on the subject property.

The applicant has the option of submitting a revised Layout Plat to preclude any development within the floodway boundaries or to obtain a letter of map revision (LOMR) from the Federal Emergency Management Agency identifying the elimination and/or limitation of the floodway boundaries on the subject property in order to allow the proposed Layout Plat to proceed. The applicant should be aware that a letter of map revision requires that the proposed engineering schematics be constructed while a conditional letter of map revision identifies the proposed engineering schematics necessary to limit and/or eliminate the floodway boundaries on the property.