

STAFF REPORT

May 24, 2001

No. 01PL032 - Preliminary and Final Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gordon Howie
REQUEST	No. 01PL032 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot B1 of Trailwood Village (formerly a portion of Tract T of Trailwood Village) located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	2.166
LOCATION	300 feet north of the intersection of East Highway 44 and Covington Street
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be continued to the June 7, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Layout Plat for the commercial development of the Trailwood Village Planned Unit Development and a Preliminary and Final Plat for one commercial lot. The property is located north of the intersection of SD Highway 44 and Covington Street.

Staff has met with the applicant's engineer to discuss several issues relative to storm drainage requirements and access locations. The applicant's engineer has submitted revised layout plat and drainage information. However, both the Engineering Division and Pennington County Highway Department have indicated that the information is not adequate at this time. The applicant will need to submit additional drainage information related to the project. The applicant will also need to provide a site distance evaluation to insure that the proposed street intersections meet all minimum standards. Other information required that has not yet been submitted includes: utility plans identifying the location of the water main in Covington Street; grading plans for the lots, and erosion control plans.