

STAFF REPORT

June 7, 2001

No. 01PL040 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Gary Renner for Larry Teuber
REQUEST	No. 01PL040 - Layout Plat
LEGAL DESCRIPTION	Lot A Revised of Block 2 and Lots 1R, 6R and 7R of Block 3 of Spring Canyon Estates (Lot A Revised of Block 2: formerly Lot A of Lot 1 of Revision No. 1 of Block 2 and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2; Lot 1R: formerly Lot 1 of Block 3 and Vacated Right-Of-Way Lot 6R: formerly Lot 6 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B and Lot 1 of Revision No. 1 of Block 2; Lot 7R: formerly Lot 7 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2, all located in Spring Canyon Estates) located in Government Lot 3 and Government Lot 4, Section 5, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.066 Acres
LOCATION	Approximately 1 and 1/2 miles south of the intersection of Sheridan Lake Road and Clarkson Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	None
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that this Layout Plat be continued to the July 5, 2001 Planning Commission meeting to allow the petitioner to submit the additional required information.

GENERAL COMMENTS: This Layout Plat proposes to replat five existing lots and reconfigure them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive. A related Vacation of Right-of-Way request has also been submitted (see related Staff Report).

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The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only the western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has noted a number of concerns as follow. As noted, the site plan and topographic information must be submitted before the Layout Plat can be completely reviewed.

Site Plan/Topographic/Drainage Information: Staff has noted that a site plan has not been submitted in conjunction with this proposed Layout Plat. A site plan is required in order to identify existing structures, water lines, septic systems and drainfields and similar information. The site plan must also identify the improved limits to Quail Drive and must identify the dimensions of the proposed turn-around at the end of Quail Drive. Additionally, the required topographic information and drainage plan has not been submitted. This information is necessary in order to determine the need for drainage easements and to identify if access to the proposed lots from the adjacent roadways is feasible. Staff is recommending that this Layout Plat be continued to the July 5, 2001 Planning Commission meeting to allow the applicant to submit the additional information by June 8, 2001. If that information is submitted by June 8, 2001, it is anticipated that action can be taken on the proposed Layout Plat at the July 5, 2001 Planning Commission meeting.

Road Improvements: A portion of this proposed subdivision abuts section line highway along the north property line. According to the City's Subdivision Regulations, this section line highway needs to be improved to City standards as part of the proposed platting unless the petitioner applies for and receives a subdivision variance, or the section line highway is vacated or relocated by Pennington County. Additionally, all other adjacent road segments including Quail Drive, Clarkson Road, and Cougar Court must be improved to City Street standards unless a subdivision variance is applied for and received. Full City street standards would include paving, curb and gutter, sidewalks, dry sewer, street lights, and similar improvements. It has been the standard practice of the City to approve subdivision variances in situations such as this where the overall density is remaining the same or decreasing, provided however, that some minimum gravel road standard is maintained.

Non-Access Easements: The Transportation Planning Coordinator and the Engineering Division have noted that non-access easements will be required along all lot frontages except for the approved approach locations.

Clarkson Road Right-of-Way: The Transportation Planning Coordinator has noted that five feet of additional right-of-way must be dedicated where this property abuts Clarkson Road in order that the roadway complies with the minimum recommended right-of-way width for a collector street as set forth in the City's Street Design Criteria Manual.

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