

STAFF REPORT

August 9, 2001

No. 01PL069 - Preliminary and Final Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Polenz Land Surveying for Rose Schimke
REQUEST	No. 01PL069 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 5R and 6R of Schimke Subdivision formerly Lot 5 and 6 of Schimke Subdivision all located in the S1/2 of the SW1/4 of Section 3, T1N, R8E, B.H.M., Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.6257 acres
LOCATION	1650 Sweetbriar
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the driveway width to proposed Lot 5R shall be restricted to a maximum of 20 feet;
2. Prior to Final Plat approval by the City Council, the plat shall be revised to show a 10 foot wide drainage easement along the side lot lines and a 25 foot wide drainage easement along the rear lot lines;

Pennington County Highway Department Recommendations:

3. Prior to Final Plat approval by the City Council, a drainage ditch shall be constructed along Sweetbriar Street, or surety shall be posted for the improvement;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

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GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to reconfigure two existing lots. The subject property is located approximately 600 feet north of the intersection of Sweetbriar Street and Twilight Drive, along the east side of Sweetbriar Street. Currently, a single family residence is located on proposed Lot 5R. Lot 6R is void of any structural development.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement for sidewalk, curb and gutter and street light conduit on Sweetbriar Street. (See companion item #01SV022.)

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Drainage: The Engineering Division has indicated that upstream drainage from north of the subject property flows thru the property. As such, the Engineering Division has indicated that the plat must be revised to show a 10 foot wide drainage easement along all side lot lines and a 25 foot wide drainage easement along the rear lot lines. In addition, the Pennington County Drainage Engineer has indicated that a drainage ditch must be re-established along Sweetbriar Street.

Sweetbriar Street/Driveway: A large paved parking area is located in front of the existing residence on proposed Lot 5R. The parking area runs parallel to Sweetbriar Street with no apparent division between the parking area and the road. As such, the Engineering Division has indicated that the driveway cannot have a width exceeding 20 feet and that an obvious barrier must be constructed between the parking lot and the street. As previously indicated, the Pennington County Drainage Engineer has indicated that a drainage ditch must be re-established along Sweetbriar Street. The Engineering Division has indicated that constructing a drainage ditch as identified will serve as a barrier between the property and the street. Staff is recommending that the drainage ditch be constructed prior to Final Plat approval, or that surety be posted for the improvement.

Surety: A subdivision estimate form for the above referenced improvements must be submitted for review and approval. In addition, surety for any required subdivision improvements that have not been completed must be posted and the inspection fees paid prior to City Council approval of the Final Plat.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.