

STAFF REPORT

August 23, 2001

No. 01PL066 - Preliminary and Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	James Heald for Robert Bland
REQUEST	No. 01PL066 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 11R (Formerly Lots 11 and 12) of Block 1 of Reed Estates, Subdivision located in SW1/4 of NE1/4 and in SE1/4 of NW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .395 acres
LOCATION	2505 May Court
EXISTING ZONING	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	City water and sewer
REPORT BY	Lisa Seaman

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

Engineering Division Recommendations:

- 1. Prior to Final Plat approval by the City Council, a revised plat shall be submitted identifying a revised twenty foot wide drainage including the entire drainage ditch and excluding the fence.**

GENERAL COMMENTS: Currently, a single family residence is located on Lot 11, while Lot 12 is void of any structural development. The applicant wishes to construct a detached garage on the existing Lot 12. The Pennington County Zoning Ordinance requires that accessory buildings, such as a detached garage, be located on the same lot as a principal building within the Suburban Residential Zoning District. In order to comply with this code requirement, the applicant has submitted this Preliminary and Final Plat request combining Lots 11 and 12 of Reed Estates into one lot.

STAFF REVIEW: Staff has reviewed this request and noted the following considerations:

Topographic mapping: In addition to the Preliminary and Final Plat request the applicant also submitted a request to waive the requirement for submission of a topographic map of

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the subject property. The Engineering Division has denied this request because of concerns associated with the drainage easement and ditch located on the property. The Engineering Division has also requested that the topographic map include the location of all utilities and other site improvements.

Fence: The site plan submitted by the applicant indicates that a fence has been constructed within a major drainage easement. Staff has noted that removal of the fence is not necessary at this time. However, the applicant should be aware that future improvements within the drainage easement would require removal and relocation of the fence outside of the major drainage easement at the owner's expense. **The topographic map submitted for review identified that the applicant's fence is located outside of the drainage ditch and that portions of the existing drainage ditch are not located in the existing 16 foot drainage easement. Staff is recommending that the existing drainage easement be revised to 20 feet in width to include the entire drainage ditch and exclude the fence.**