

STAFF REPORT

June 5, 2003

No. 03PL044 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Thomas Knight
REQUEST	No. 03PL044 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 4 and Lot 5 of Knight's Acres Subdivision, N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4R, Lot 5R, and Lot 6 of Knight's Acres Subdivision, shared approach easement, vacated access easement, and dedicated Anderson Road right-of-way located in the N1/2 SE1/4 NE1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.82 acres
LOCATION	South of Longview Road and west of Anderson Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential (County)
South:	Low Density Residential (County)
East:	Limited Agriculture District (County)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	05/11/2003
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 Preliminary Plat approval by the City Council, revised topographic information and a revised drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that an existing drainage easement located in the southeast corner of the property is of adequate size flows from the development;**

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2. Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show a drainfield easement for the existing and proposed drainfield(s) and a reserve drainfield easement for the future location of a replacement drainfield on each lot;
3. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be submitted for review and approval;
4. Upon submittal of a Preliminary Plat, road construction plans for Anderson Road shall be submitted for review and approval. In particular, the road shall be constructed as a principal arterial street with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Final Plat approval by the City Council, the plat document shall be revised relocating the shared approach to accommodate the existing approach;

Register of Deed's Office Recommendation:

6. Prior to Final Plat approval by the City Council, the plat title shall be revised to read "Lot 4 and Lot 5 of Tract A of Knight's Acres Subdivision" in lieu of "formerly";

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a 10 foot wide planting screen easement along Anderson Road. The planting screen easement shall be shown on the plat so as not to interfere with any lot line utility and/or drainage easements;
8. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
9. 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 fees shall be paid.

GENERAL COMMENTS:

This item was continued at the May 8, 2003 Planning Commission to allow the applicant to submit additional storm water information and a revised site plan. This Staff Report has been revised as of May 27, 2003. All added and/or revised text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide two parcels into three lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to improve Anderson Road located directly east of the subject property. (See companion item #03SV018.)

On September 16, 2002, the City Council approved Layout Plat #02PL026 to subdivide the

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subject property into three lots with twelve stipulations of approval.

The property is located on the west side of Anderson Road approximately one-quarter mile south of the intersection of Anderson Road and Longview Drive. Currently, a single family residence is located on each of the proposed Lots 4R and 5R. Proposed Lot 6 is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations

Storm Water Plan: The Engineering Division has indicated that a storm water plan and study must be submitted for review and approval. In addition, the plat document must be revised to show easements as necessary. The Engineering Division has also indicated that the development of Lot 6 appears problematic due to lack of downstream easements and infrastructure improvements. **Prior to Preliminary Plat approval by the City Council, revised topographic information and a revised drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that an existing drainage easement located in the southeast corner of the property is of adequate size to accommodate flows from the development.**

The Engineering Division has indicated that the proper sizing of culvert(s) under driveway approach(s) located along Anderson Road is needed to provide sufficient capacity for storm water flow(s). **The Pennington County Highway Department has indicated that an approach permit has been approved for the existing shared approach to Lots 5R and 4R. As a part of the review, the Highway Department reviewed and approved the size of the culvert.**

Revised Site Plan: The Engineering Division has indicated that a revised site plan must be submitted for review and approval demonstrating that the shared approach to serve Lots 5R and 6 has been constructed within the shared approach. The site plan must also show the size of the culvert(s) for the two approaches to the subject property from Anderson Road. In addition, the site plan must show the approaches located opposite the subject property along Anderson Road as well as all other approaches onto Anderson Road for a distance of 80 feet north and south of the subject property. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit the revised site plan as identified. **On May 12, 2003, the applicant submitted a revised site plan showing the location of the existing approach. The site plan identifies that the approach is located in part outside of the shared approach. As such, the plat document must be revised relocating the shared approach to accommodate the existing approach. The applicant should be aware that any future subdivision of Lot 6 will require that an access road must be extended from the shared approach to serve the property(s).**

Water: The Engineering Division has indicated that a water plan must be submitted for review and approval or a Variance to the Subdivision Regulations obtained to waive the

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requirement to install water lines. It appears that the well located on Lot 5R is a community well to serve Lots 5R and 4R. As such, an owner and maintenance well agreement allowing the community well to serve the two lots must be submitted for review and approval. In addition, the applicant must demonstrate that the well provides adequate domestic water flows. If a separate well is proposed for Lot 6, then the location of the well must be identified and the applicant must also demonstrate that the well provides adequate domestic water flows. **On May 15, 2003, the applicant submitted an owner and maintenance well agreement for review and approval. In addition, information was submitted identifying that the well provides adequate domestic water flows.**

Sewer: The Engineering Division has indicated that a sewer plan must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the requirement to install sewer lines. The applicant has submitted a site plan identifying an existing septic tank and drainfield located on Lot 4R and Lot 5R, respectively. As such, the plat document must be revised to show a drainfield easement for the existing drainfields located on Lots 4R and 5R and the proposed drainfield to be located on Lot 6. In addition, the plat document must be revised to provide a reserve drainfield easement for the future location of a replacement drainfield on each lot. **Staff is recommending that sewer plans be submitted for review and approval or a Variance to the Subdivision Regulations be obtained prior to Preliminary Plat approval by the Planning Commission. In addition, the plat must be revised as identified and submitted for review and approval prior to Final Plat approval by the City Council.**

Anderson Road: Anderson Road is located along the east lot line of the subject property and is classified as a principal arterial street on the Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Anderson Road is located within a section line highway and has a 66 foot right-of-way width. The plat document shows the dedication of an additional 17 feet or right-of-way for that portion of Anderson Road that abuts the subject property in order to provide half of the additional right-of-way needed for the arterial street. The applicant must submit construction plans showing the improvement of Anderson Road with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained. (As indicated previously, the applicant has submitted a Variance to the Subdivision Regulations to waive all improvements along Anderson Road.) **Prior to Preliminary Plat approval by the Planning Commission, the Variance to the Subdivision Regulations must be obtained or the construction plans must be submitted for review and approval as identified.**

Planting screen easement: Chapter 16.12.190.E of the Subdivision Regulations states that "...along the line of lots (within a residential development) abutting traffic artery(s) or any other such disadvantageous feature, the subdivider shall put in a planting screen easement of not less than ten feet in width, across which no right of access shall be provided". As previously indicated, Anderson Road is classified as a principal arterial street on the Major Street Plan requiring that the plat document be revised to show a ten foot planting screen easement along the east lot line of the subject property. **Staff is recommending that the plat document be revised accordingly prior to Final Plat approval by the City Council.**

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The planting screen easement must be shown on the plat so as not to interfere with any lot line utility and/or drainage easements.

Fire Department: The Fire Department has indicated that the applicant must insure adequate Fire Department vehicle access with a minimum 20 foot wide all weather driving surface to any residence located in excess of 150 feet from Anderson Road. Upon availability of a central water system, fire hydrants will be required.

Plat Labeling: The Register of Deed's Office has indicated that the title on the plat document must be revised to read "Lot 4 and Lot 5 of Tract A of Knight's Acres Subdivision" in lieu of "formerly". In addition, staff is recommending that the labeling as shown on the plat document for the non-access easement located along Anderson Road be clarified. It is currently labeled N.A.E. with no legend and/or other form of explanation. **Prior to Final Plat approval by the City Council, the plat document must be revised as identified and submitted for review and approval.**

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