

STAFF REPORT

December 4, 2003

No. 03PL109 - Preliminary and Final Plat

ITEM 25

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co., Land Surveyors for Gary and Connie Janzen
REQUEST	No. 03PL109 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 6 and Lot 7 of Gilmore Subdivision and that portion of Lot 10 of Plateau Subdivision shown as a 30 foot private drive contiguous to and north of Lot 6 and Lot 7 of Gilmore Subdivision, located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6R of Gilmore Subdivision, located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.44 acres
LOCATION	2517 Plateau Lane
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
DATE OF APPLICATION	11/07/2003
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, construction plans for Plateau Lane shall be submitted for review and approval. In particular, the construction plans shall show Plateau Lane with a 27 foot wide paved surface or a Variance to the Subdivision

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- Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

Pennington County Highway Department Recommendation:

3. Prior to Final Plat approval by the City Council, the plat document shall be revised to show the dimension of the Hawthorne Irrigation Ditch easement; and,

Urban Planning Division Recommendations:

4. 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:

The applicant has submitted a Preliminary and Final Plat to combine three properties into one lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to improve the pavement width on Plateau Lane from 23 feet to 27 feet as per the Street Design Criteria Manual. (See companion item #03SV045.)

On October 20, 2003, the City Council approved a Layout Plat to combine the subject property into one lot. In addition, a Variance to the Subdivision Regulations was approved to waive the requirement to install curb, gutter and sidewalk with the stipulation that the applicant sign a waiver of right to protest any assessment project for the improvements. (See companion items #03PL095 and 03Sv037.)

The subject property is located in the southwest corner of the Plateau Lane/Albert Lane intersection. Currently, a single family residence, a detached garage and a shed are located on the property.

STAFF REVIEW:

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

Plateau Lane: Plateau Lane is located along the east lot line of the subject property and is classified as a local street requiring a minimum 60 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter and sidewalk. Currently, this section of Plateau Lane has a 50 foot wide right-of-way with an approximate 23 foot wide paved surface. The Preliminary and Final Plat identifies the dedication of ten additional feet of right-of-way along Plateau Lane. However, construction plans have not been submitted showing the pavement improvement from 23 feet to 27 feet. As such, prior to Preliminary Plat approval by the City Council, road construction plans must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Hawthorne Irrigation Ditch: The Pennington County Highway Department has indicated that a 15 foot wide irrigation ditch, known as the Hawthorne Irrigation Ditch, is located along the

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south lot line of the subject property. The plat document does not identify the width of the ditch. As such, the Pennington County Highway Department has indicated that prior to Final Plat approval by the City Council, the plat document must be revised to show the dimension of the irrigation ditch.

Staff believes the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.