

STAFF REPORT

February 19, 2004

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**No. 04PL003 - Layout and Preliminary Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	<b>No. 04PL003 - Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the E1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 22, Trailwood Village located in the E1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 68.8 acres
LOCATION	Along Williams Street
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	01/23/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Planning Commission approval of the Preliminary Plat, a revised Master Plan shall be submitted for review and approval;
2. Prior to City Council approval of the Preliminary Plat, a revised grading plan shall be submitted for review and approval;
3. Prior to City Council approval of the Preliminary Plat, a private utility plan shall be submitted for review and approval;
4. Upon submittal of the Final Plat application, the plat document shall be revised to provide a minimum 20 foot wide Major Drainage Easement along the common lot line of Lots 1

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- and 2;
5. Upon submittal of the Final Plat application, the applicant shall submit a miscellaneous document recorded at the Register of Deed's Office securing a Major Drainage Easement as needed on the balance of Tract T;
  6. Upon submittal of the Final Plat application, the plat document shall be revised to include the dedication of Williams Street as it abuts the subject property or the right-of-way shall be dedicated as a part of a separate Final Plat action or as an "H" Lot;
  7. Prior to City Council approval of the Preliminary Plat, a subdivision estimate form shall be submitted for review and approval; and,
  8. Upon submittal of the Final Plat application, 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 Layout and Preliminary Plat to subdivide the subject property into three residential lots leaving an approximate 67 acre non-transferable balance. The property is a part of the Trailwood Village Subdivision.

The property is located in the southeast corner of the Williams Street/Reservoir Road intersection and is currently void of any structural development.

### STAFF REVIEW:

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

Associated Preliminary Plat: During the review of an associated Preliminary Plat for a previous phase of the Trailwood Village Subdivision, staff reviewed and accepted construction plans for Williams Street as it abuts the subject property. To date, a Final Plat has not been submitted for the dedication of Williams Street as it abuts the subject property. As such, upon submittal of the Final Plat application, the plat document must be revised to include the dedication of Williams Street or the right-of-way must be dedicated as a part of a separate Final Plat action or as an "H" Lot.

The grading plan submitted with the associated Preliminary Plat does not include the three lots that are a part of this Layout and Preliminary Plat. As such, staff is recommending that a revised grading plan, inclusive of the subject property, be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Drainage: A drainage pipe is shown to be located along the common lot line of proposed Lots 1 and 2 as a part of the previously approved construction plans. As such, staff is recommending that the plat document be revised to show a minimum 20 foot wide major drainage easement along the common lot line. In addition, previously submitted drainage information identifies that the drainage will flow onto Tract T, a portion of the non-transferable balance. The Pennington County Drainage Engineer has indicated that a miscellaneous document must be recorded at the Register of Deed's Office for the off-site

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drainage area to secure a major drainage easement on the adjacent property. Staff is recommending that the plat document be revised as identified and a recorded miscellaneous major drainage easement be submitted for review and approval upon submittal of the Final Plat application.

Master Plan: The applicant is proposing to subdivide three lots from an unplatted balance. The unplatted balance was originally identified on an approved Master Plan as being one multi-family lot. As such, the applicant must submit a revised Master Plan showing the three additional lots and identifying the future development of the unplatted balance. Staff is recommending that the revised Master Plan be submitted for review and approval prior to approval by the Planning Commission.

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