

STAFF REPORT
April 8, 2004

No. 04PL038 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Richard and Gladys Bray
REQUEST	No. 04PL038 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot B of Lot 3, Feay Reder Subdivision located in the NE1/4 Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1B and 2B of Lot B of Lot 3, Feay Reder Subdivision, located in the NE1/4 Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.89 Avenue
LOCATION	9470 Sheridan Lake Road
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	Private water and wastewater
DATE OF APPLICATION	03/12/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, percolation information prepared by a Professional Engineer for Lot 2B shall be submitted for review and approval. In addition, the report shall identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system;
2. Prior to Preliminary Plat approval by the City Council, the location of the existing well shall be identified. If a shared well is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;

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4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
5. Prior to submittal of the Final Plat, the plat document shall be revised to show a non-access easement along Sheridan Lake Road except for the approved shared approach location;
6. Prior to submittal of the Final Plat, the plat document shall be revised to show a ten foot wide planting screen easement as per Chapter 16.12.190.E of the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained;
7. Prior to submittal of the Final Plat, the plat document shall be revised to a ten foot wide utility and minor drainage easement on the interior side of all lot lines in lieu of an eight foot wide easement as per Chapter 16.12.200.A of the Subdivision Regulations or a Variance to the Subdivision Regulations shall be obtained; and,
8. Upon submittal of the Final Plat, 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 Plat to subdivide the subject property into two lots to be known as Lots 1B and 2B of Lot B of Lot 3, Feay Reder Subdivision.

On July 7, 2003, the City Council approved a Layout Plat to subdivide the subject property as identified on this plat. On August 18, 2003, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement improvements along Sheridan Lake Road and a section line highway located along the north lot line with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

The subject property is located approximately 922 feet west of the Peregrine Point Place/Sheridan Lake Road intersection on the north side of Sheridan Lake Road. Currently, single family residence and a horse barn are located on proposed Lot 1B and proposed Lot 2B is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following stipulations:

Wastewater: The applicant's site plan identifies that a septic tank and drainfield currently serve the existing residence located on proposed Lot 1B. Staff is recommending that prior to Preliminary Plat approval by the City Council, percolation information prepared by a Professional Engineer for Lot 2B be submitted for review and approval. In addition, the report must identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system.

Water: The applicant has indicated that a well currently serves the existing residence located on proposed Lot 1B. However, the site plan does not identify the location of the well. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the location of the existing well be identified. If a shared well is proposed than it must be designed as a public water system or a Variance to the Subdivision Regulations shall be

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obtained.

Drainage Plan: Prior to Preliminary Plat approval by the City Council, a drainage plan must be submitted for review and approval. In particular, the drainage plan must accommodate runoff from proposed Lot 1B and an adjacent lot known as "Lot A" onto proposed Lot 2B. In addition, the plat document must be revised to provide drainage easements as needed.

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