

STAFF REPORT  
October 7, 2004

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**No. 04PL130 - Preliminary Plat**

**ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting
REQUEST	<b>No. 04PL130 - 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 6 thru 8 of Block 18, and Lots 12 thru 13 of Block 19, Trailwood Village, located in the E1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.90 acres
LOCATION	At the extension of Savannah Street north of Williams Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering staff;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Reservoir Road as it abuts the subject property shall be submitted for review and approval. In particular, the road construction plans shall show Reservoir Road with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, construction plans showing a turnaround at the northern terminus of Savannah Street shall be submitted for review and

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- approval;
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 a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road or a Variance to the Subdivision Regulations shall be obtained;
  6. Upon submittal of a 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 Preliminary Plat to create five lots as a part of the Trailwood Village Subdivision. The property is located at the northern terminus of Savannah Street and is currently void of any structural development.

On September 24, 2004, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to improve Reservoir Road as it abuts the subject property. The Planning Commission will hear this item at their October 21, 2004 Planning Commission meeting.

**STAFF REVIEW:**

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

**Reservoir Road:** Reservoir Road is located along the east lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Reservoir Road is located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. The Preliminary Plat identifies the dedication of an additional 17 foot wide right-of-way for Reservoir Road. As previously indicated, on September 24, 2004, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and improve the pavement along Reservoir Road. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted as identified or the Variance to the Subdivision Regulations be obtained.

**Planting Screen Easement:** The Subdivision Regulations requires that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Reservoir Road or a Variance to the Subdivision Regulations be obtained.

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