

STAFF REPORT
October 21, 2004

No. 04PL142 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Ed and Linda Eisenbraun
REQUEST	No. 04PL142 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village, and Lot B of Trailwood Village located in the SE1/4 of the SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot BR, Trailwood Village located in the SE1/4 of the SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.170 acres
LOCATION	At the intersection of Covington Street and Avery 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	09/24/2004
REVIEWED BY	Renee Catron-Blair / 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, road construction plans shall be submitted for review and approval for S. D. Highway 44. In particular, the road construction plans shall show the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a site plan showing all structural improvements, fences, including lot lines, dimensions, approach location, adjacent right-of-way widths and setbacks shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show

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- an access restriction easement along S. D. Highway 44;
5. Prior to submittal of a Final Plat application, sidewalks shall be completed along Avery Drive and Covington Street and a no outlet street sign shall be posted on Avery Drive along with crack sealing as needed on street or surety shall be posted for the improvements;
 6. Prior to submittal of a Final Plat application, drainage improvements shall be in place. In particular, temporary and permanent stabilization of surfaces to prevent sediment washing into streets and off the property;
 7. 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; and,
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show the existing 8 foot wide utility and minor drainage easement, book 30 and page 66 (1 & 2), to be vacated this plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to combine existing Lot B with a portion of Tract T into approximately one three acre parcel. On April 6, 1998, the City Council approved a Preliminary and Final Plat for Lot B of Tract T, Trailwood Village Subdivision. (#98PL015) The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk along S.D. Highway 44 as it abuts the subject property. (See companion item #04SV058.)

The subject property is located on the corner of Covington Street and Avery Street off of S.D. Highway 44.

STAFF REVIEW:

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

S. D. Highway 44: S. D. Highway 44 is located along a portion of the south lot line and is classified as a principal arterial street requiring no additional right-of-way. Currently, S. D. Highway 44 is constructed with a 66 foot wide paved surface, street light conduit, water and sewer. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained.

Subdivision Improvements: Plans for subdivision improvements have been in conjunction with the previous Preliminary and Final Plat to subdivide the subject property. Subdivision inspection fees and surety for incomplete subdivision improvements associated must be posted prior to Final Plat along with inspection fees. Drainage improvements, sidewalks, street sign and cracks sealed on streets must be complete prior to Final Plat submittal or surety posted. (#98PL015)

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