

STAFF REPORT
January 6, 2005

No. 04PL193 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Daniel P. Wegner
REQUEST	No. 04PL193 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 4 of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.13 Acres
LOCATION	2680 Cavern Road
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the January 27, 2005 Planning Commission Meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide a 14 acre lot into two lots, sized approximately six acres and eight acres respectively.

The property is located off South Dakota Highway 44 West on Cavern Road. A building permit was issued through Pennington County on March 11, 2004 for a single family residence on proposed Lot A. In addition, the property was rezoned on September 28, 2004 from Limited Agricultural District to a Planned Unit Development. A Variance to the Subdivision Regulations, item #04SV060 to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Cavern Road and Layout Plat, item #

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04PL147 were approved with stipulations on November 15, 2004.

STAFF REVIEW:

As noted above, a Layout Plat for the subject property was approved on November 15, 2004 the following stipulations:

1. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, an on-site wastewater plan prepared by a Registered Professional Engineer showing an evapotranspiration system or a holding tank wastewater disposal system shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and lines shall be submitted for review. Data to confirm that proposed on-site well(s) have sufficient flows and water quality shall be submitted for review and approval. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
5. Upon submittal of the Preliminary Plat application, road construction plans for Cavern Road shall be submitted for review and approval. In particular, Cavern Road shall be constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
6. Upon submittal of the Preliminary Plat application, a site plan shall be submitted identifying existing structures, wells, septic systems and existing and proposed approaches along Cavern Road;
7. A Special Exception is hereby granted to allow more than four lots to access via an easement;
8. A Special Exception is hereby granted to allow an approximate 2,500 foot long cul-de-sac with one intermediate turnaround in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds at intervals not exceeding 600 feet in extreme fire danger areas;
9. Upon submittal of a Final Plat application, a note shall be placed on the plat indicating that at the time a Building Permit is applied for, an evapotranspiration system or holding tank system is provided for on any new wastewater disposal systems;
10. Prior to submittal of a Final Plat application, the applicant shall submit a plat document showing the proper street name and dedicated right-of-way for Cavern Road and shall show the required Final Plat certificates; and,
11. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval. In addition, the Wild Fire Mitigation Plan shall be implemented.

To date several of the stipulations have not been met. In particular, the applicant has not submitted a drainage plan, grading plan and an erosion and sediment control plan, water plans or data on proposed on-site well(s), site plan, and calculations for the evapotranspiration system, as well as an expectable Wild Fire Mitigation Plan and several

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plating items. A substantial amount of information must be submitted before staff can adequately review the Preliminary Plat application. Staff is recommending that this item be continued to the January 27, 2005 Planning Commission Meeting to allow the applicant time to submit additional information or obtain the necessary Variance to the Subdivision Regulations and/or Exceptions to the Street Design Criteria Manual.