

STAFF REPORT
February 10, 2005

No. 05PL005 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Jim Hansen for Premier Homes, Inc.
REQUEST	No. 05PL005 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 27 of Twilight Hills Subdivision located in the SE1/4 SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 27A, 27B and 27C of Twilight Hills Subdivision located in the SE1/4 SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .69 acres
LOCATION	Southeast of Meadow Lane Court and Meadow Lane
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	Rapid Valley Sanitary District
DATE OF APPLICATION	01/14/2005
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, a cost estimate of the subdivision improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, revised Construction plans to address red line comments, including installation of a new fire hydrant to be located near the intersection of Meadow Lane and Meadow Lane Court and construction of drainage improvements shall be submitted for review and approval;
3. Upon submittal of a Final Plat application, the plat document shall be revised to change the 2004 date in the signature blocks; and,
4. 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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide 0.69 acres into three lots: Lot 27A, 27B and 27C. The applicant has submitted a Variance to the Subdivision Regulations request in conjunction with the Preliminary Plat application. (See companion item #05SV001.)

The subject property is located along Meadow Lane in Twilight Hills Subdivision. Currently, there are no structures located on the subject property. The property is located within Pennington County's zoning jurisdiction. The property is zoned Suburban Residential Zoning District by Pennington County requiring a minimum lot size of 6,500 square feet. The proposed lots are 9,813 square feet, 9,807 square feet and 10,099 square feet in size respectively.

STAFF REVIEW:

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

Plat: The plat document must be revised to change the year (2004) in the signature blocks.

Meadow Lane: Meadow Lane is located along the west lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Meadow Lane is located in a 50 foot wide right-of-way with a 27 foot wide paved surface without curb, gutter, sidewalk and street light conduit. As such, the plat document must be revised to show an additional one foot of right-of-way dedicated prior to Final Plat application. Water and sewer improvements are existing in this street. A Variance to the Subdivision Regulations was obtained in conjunction with the Layout Plat application. The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement for the installation of sidewalk along Meadow Lane. Staff recommends that prior to City Council approval construction plans be submitted for review and approval for a new fire hydrant to be located near the intersection of Meadow Lane and Meadow Lane Court to meet Rapid Valley Sanitary District's specifications. Prior to any construction, a permit must be obtained from the Pennington County Highway Department to work within the right-of-way.

Meadow Lane Court: Meadow Lane Court is located along the north lot line of the subject property and is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Meadow Lane Court is located in an approximate 50 foot wide right-of-way with an 18 foot wide graveled surface and presently there is no pavement, curb, gutter, sidewalk, streetlight conduit. A Variance to the Subdivision Regulations was obtained with the Layout Plat application. Lot 27A must take its access off Meadow Lane Court (the lesser traveled street) beyond the access restrictions at the intersection. The applicant has submitted a Variance to the Subdivision Regulations to waive the requirements for the installation of sidewalk and water along Meadow Lane Court.

Drainage: Drainage drawings and a drainage study were submitted prior to Preliminary Plat

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application for staff's review and approval. The Pennington County Highway Department has requested modifications to the construction plans including the provision of adequately sized culverts at approaches, paved approaches, and limited street work to accommodate increased drainage and site development.

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