

STAFF REPORT  
June 9, 2005

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**No. 05PL072 - Preliminary Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Renner and Associates for Pete Lien and Sons
REQUEST	<b>No. 05PL072 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot A, B, and C of Keller Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.
PROPOSED LEGAL DESCRIPTION	Lien Tract and Lot AR, Keller Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 43.17 acres
LOCATION	the old Dog Track on North Highway 79
EXISTING ZONING	General Commercial District - Heavy Industrial District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District - General Agriculture District (Pennington County)
South:	General Agriculture District - Highway Service District (Pennington County)
East:	Limited Agriculture District - General Commercial District - Suburban Residential District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	4/20/2005
REVIEWED BY	Vicki L. Fisher/Michelle Horkey

RECOMMENDATION:

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

- 1. Prior to Preliminary Plat approval by the City Council, a complete site plan shall be submitted for review and approval. In particular, the site plan shall identify all existing structures and utilities;**
- 2. Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are proposed, then percolation information demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and**

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- approval;
3. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval. If a shared well is proposed than it shall be designed as a public water system. In addition, the plat document shall be revised to show utility easement(s) as needed;
  4. Prior to Preliminary Plat approval by the City Council, road construction plans for S.D. Highway 79 shall be submitted for review and approval. In particular, S.D. Highway 79 shall be constructed with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  5. Prior to Preliminary Plat approval by the City Council, a complete drainage plan and a grading plan shall be submitted for review and approval addressing site improvements. In addition, the plat document shall be revised to provide drainage easements as needed;
  6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to redlined comments on the construction plans, if required. In addition, the red lined drawings shall be returned to the Department Service Center Division;
  7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
  8. All International Fire Code shall be continually met;
  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, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided;
  10. Upon submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along S.D. Highway 79 accept for approved approach location(s); and,
  11. 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:

**Update, May 30, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 26, 2005 Planning Commission meeting to allow staff time to review a revised Preliminary Plat document. In particular, the revised plat document eliminated the southern lot from the proposed development.**

The applicant has submitted a Preliminary Plat to reconfigure three lots. In addition, the applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along S.D. Highway 79 and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the balance of the section line highway located along the south lot line of the subject property. (See companion items 05VR004 and 05SV027.)

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The subject property is located in the northwest corner of the intersection of Universal Drive and S.D. Highway 79. The property was the previous site of the greyhound dog racing track. Currently, a portion of the facility is still located on the property.

STAFF REVIEW:

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

Zoning: The property is located outside of the City limits within Pennington County and is currently zoned General Commercial District and Heavy Industrial District. The Pennington County Planning Department has indicated that the three reconfigured lots meet the minimum lot size requirements of the two respective districts.

S.D. Highway 79: S.D. Highway 79 is located along the east lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plat requiring that it 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, S.D. Highway 79 is located in a 130 foot wide right-of-way with a 45 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: The Preliminary Plat identifies a section line highway located along the south lot line of the subject property. The section line highway is classified as a commercial street requiring that it be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated. (As previously indicated, the applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property.) **As noted above, the revised plat document eliminated the southern lot located along the section line highway. As such, the section line highway is no longer a part of this plat review.**

Universal Drive: The Major Street Plan identifies the extension of Universal Drive, a collector street, within that portion of the section line highway excluded from the Vacation request. In addition, the Major Street Plan identifies Universal Drive extending north and west from the section line highway to the west lot line of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Universal Drive must be submitted for review and approval. In particular, the road construction plans must show Universal Drive located in a minimum 60 foot right-of-way and constructed with a minimum 24 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. In addition, a Comprehensive Plan amendment to the Major Street Plan relocating and/or eliminating the collector street must be reviewed and approved. **Eliminating the southern lot from the plat document also eliminated Universal Drive from this plat review.**

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot(s). As such, staff is recommending that percolation information prepared by a

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Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council.

The Pennington County Planning Department has indicated that a note must be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The applicant has indicated that a private on-site water system will serve the proposed lot. Staff is recommending that prior to Preliminary Plat approval by the City Council,, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, data to confirm that the private water system has sufficient flows and water quality must be submitted for review and approval. If a shared well is proposed than it must be designed as a public water system. In addition, the plat document must be revised to show utility easement(s) as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

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