

STAFF REPORT  
June 23, 2005

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**No. 05PL096 - Preliminary Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Lifestyle Homes
REQUEST	<b>No. 05PL096 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 7 of Block 18, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7A and 7B of Block 18, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .314 acres
LOCATION	Adjacent to the east side of Savannah Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	5/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for Reservoir Road shall be submitted for review and approval. In particular, the construction plans shall show the construction of curb, gutter, sidewalk and street light conduit along Reservoir Road or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, elevations of the existing building pad, foundation and lowest openings on the structure(s) shall be submitted for review and approval to insure that the elevation(s) are above 3130.25. In addition, a note shall be placed on the plat document identifying that the lowest opening of any structure shall be above the elevation of 3130.25;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
4. Upon submittal of a Final Plat application, surety for any required subdivision

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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 subdivide the subject property into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter sidewalk, and street light conduit along Reservoir Road as it abuts the subject property and to allow a lot twice as long as it is wide. (See companion item #05SV035.)

On November 1, 2004, the City Council approved a Preliminary Plat to create five residential lots which included the subject property. A Final Plat was subsequently approved administratively creating the five residential lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit along Reservoir Road as it abuts the subject property with the stipulation that the applicant sign a waiver of right to protest any future assessments for the improvements.

The property is located west of Savannah Street and east of Reservoir Road. The foundation and building pad for two adjoining townhome units are currently located on the property.

STAFF REVIEW:

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

Elevations: As noted above, a foundation and building pad for two adjoining townhome units is currently located on the property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, elevations of the existing building pad, foundation and lowest openings on the structure(s) must be submitted for review and approval to insure that the elevation(s) are above 3130.25. In addition, a note must be placed on the plat document identifying that the lowest opening of any structure shall be above the elevation of 3130.25.

Reservoir Road: Reservoir Road is located along the west lot line of the subject property. To date, curb, gutter sidewalk and street light conduit has not been constructed along Reservoir Road as it abuts the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing curb, gutter, sidewalk and street light conduit be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the requirement to install the improvements.

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