

STAFF REPORT
August 4, 2005

No. 05PL134 - Preliminary Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Dean Kelly Construction
REQUEST	No. 05PL134 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 SW1/4; Less Lot H-1, S1/2 SW1/4, all located in Section 35; and the SE1/4 SE1/4, Section 34, less Lots 1 through 4, SE1/4 SE1/4; all located in T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 10, Block 1, Sewer Lot 1, Lots 2 through 16, Block 2; Reservoir Lot and well Lots 1 through 3, Sheridan Lake Highlands, located in the SW1/4 SW1/4, Section 35 and in the SE1/4 SE1/4, Section 34, all located in T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 98.907 acres
LOCATION	At the northwest corner of Sawmill Road and Sheridan Lake Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Heavy Industrial District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	On-site water and wastewater
DATE OF APPLICATION	7/12/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the August 25, 2005 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 25 residential lots, a sewer lot, a reservoir lot and two well lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb,

STAFF REPORT
August 4, 2005

No. 05PL134 - Preliminary Plat

ITEM 16

gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install curb, gutter, street light conduit, sidewalk, water and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk, sewer, water and pavement and to allow platting half a right-of-way along Sawmill Road. (See companion item #05SV052.)

The property is located in the northwest corner of the intersection of Sawmill Road and Sheridan Lake Road. Currently, a single family residence with access structures is located on the property.

STAFF REVIEW:

A portion of the property is located within the City's three mile platting jurisdiction with the balance of the property located in Pennington County's platting jurisdiction. As such, staff has reviewed the Preliminary Plat for the ten lots, or portions thereof, that are located in the City's platting jurisdiction and has noted the following considerations:

Sheridan Lake Road: Sheridan Lake Road is located along the east lot line of the subject property and is classified as a principle arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Sheridan Lake Road is located in a 66 foot wide right-of-way with an approximate 36 foot wide paved surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for Sheridan Lake Road providing curb, gutter, sidewalk, street light conduit, water and sewer be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to dedicate an additional 17 feet of right-of-way along Sheridan Lake Road as it abuts the property.

Sienna Meadows: The Layout Plat identifies Sienna Meadows extending west from Sheridan Lake Road to serve as access to the proposed development. Sienna Meadows is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide right-of-way, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show Sienna Meadows located in a 50.10 foot wide right-of-way and constructed with a 24 foot wide paved surface and water. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised and submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies that the first 120 feet of Sienna Meadows will be located in a 50 foot wide access easement to be dedicated on this plat. Please note that an off-site easement may not be dedicated as a part of this plat unless the plat is revised to include the adjacent property. Rather, the easement must be recorded as a miscellaneous document at the Register of Deed's Office and the book and page of the recorded document shown on the plat prior to submittal of a Final Plat application. Please note, however, the Street Design Criteria Manual states that an access easement may serve a maximum of four properties. As such, the first fifty feet of Sienna Meadows must be located in right-of-way in lieu of an access easement or an Exception to the Street Design Criteria Manual must be obtained as identified. The plat document may be revised to include the proposed right-of-way or the right-of-way may be dedicated on a separate plat document or as an "H" Lot.

STAFF REPORT
August 4, 2005

No. 05PL134 - Preliminary Plat

ITEM 16

Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document must be revised as identified or the right-of-way must be dedicated on a separate plat document or as an "H" Lot or an Exception to the Street Design Criteria Manual must be obtained to allow an access easement to serve more than four lots.

Intersection Location: The proposed intersection of Sienna Meadows Lane and Sheridan Lake Road does not meet City criteria for sight distance along Sheridan Lake Road as per the Street Design Criteria Manual. In particular, the Street Design Criteria Manual requires a minimum sight distance of 900 feet left and 970 feet right for cars and 1,510 feet left and 1,530 feet right for trucks. In addition, the proposed intersection is located on the outside of an existing curve along Sheridan Lake Road. Sawmill Road is an existing street located along the south lot line of the subject property and provides improved sight distance along Sheridan Lake Road. As such, staff is recommending that the Preliminary Plat be continued to the August 25, 2005 Planning Commission meeting to allow the applicant to revise the plat document to show access to the development from Sawmill Road in lieu of Sheridan Lake Road or to relocate the street intersection of Sienna Meadows to provide the minimum site distance requirements and separation between street intersections or to obtain an Exception to the Street Design Criteria Manual to reduce the site distance requirements.

Ironwood Ridge: The Layout Plat identifies Ironwood Ridge extending north from Sienna Meadows to serve as access to a portion of the subject property. Ironwood Ridge is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide right-of-way, curb, gutter sidewalk, street light conduit, water and sewer. The construction plans show Ironwood Ridge located in a 50 foot wide right-of-way and constructed with a 24 foot wide paved surface and water. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised and submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Staff has also noted that the intersection of Sienna Meadows and Ironwood Ridge has an approximate 15% grade. As such, the construction plans must be revised to provide a maximum 12% grade or an Exception must be obtained as per the Street Design Criteria Manual.

Sawmill Road: Sawmill Road is located along the south lot line of the subject property and is classified as a sub-collector street requiring that it 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. Sawmill Road is currently located in a 66 foot wide section line highway and constructed with an approximate 20 foot wide graveled surface. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans for Sheridan Lake Road providing curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised to show the dedication of the south half of the right-of-way for Sawmill Road located on the adjacent property(s) or the south half of the right-of-way must be dedicated as a part of a separate platting proposal or a Variance to the Subdivision Regulations must be obtained to allow platting half of a right-of-way.

STAFF REPORT
August 4, 2005

No. 05PL134 - Preliminary Plat

ITEM 16

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

The Fire Department staff has also indicated that the property is located in a high Wild Fire Hazard Area. As such, prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan must be submitted for review and approval. In addition, the Wild Fire Mitigation Plan must be implemented.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff has also noted that Lot 1, Block 2 is designated as a "sewer lot". However, the construction plans do not indicate if this lot is to be a central treatment site. If a central treatment facility is proposed, then the South Dakota Department of Environment and Natural Resources must review and approve the proposed facility. Staff is recommending that the Preliminary Plat be continued to the August 25, 2005 Planning Commission to allow the applicant to submit the necessary information as identified by City Ordinance.

Water: The applicant has indicated that a central water system will serve the proposed development. A water system analysis verifying the source and adequacy of the source, as well as quantity and storage capacity to provide domestic and fire flows must be submitted for review and approval. The construction plans currently show the proposed fire hydrant spacing in excess of 450 feet. As such, the construction plans must be revised to show a maximum spacing of 450 feet between hydrants and additional hydrants as necessary. Staff is recommending that the Preliminary Plat be continued to the August 25, 2005 Planning Commission meeting to allow the applicant to submit the additional water information and the revised construction plans for review and approval as identified by City Ordinance.

Grading and Drainage: Staff has noted that the flow arrows must be shown on the grading plan to designate flow direction. In addition, the applicant must submit drainage calculations to verify pipe sizes, riprap design, size and spacing of ditch check dams. Staff is recommending that prior to Preliminary Plat approval by the City Council, the grading and drainage information be submitted for review and approval as identified.

Maintenance Agreements: The Pennington County Highway Department staff has indicated that a road maintenance agreement for the interior streets and a community well maintenance agreement must be submitted for review and approval. Staff is recommending that upon Final Plat application, a road maintenance agreement and a well maintenance

STAFF REPORT
August 4, 2005

No. 05PL134 - Preliminary Plat

ITEM 16

agreement be submitted for review and approval.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that Sienna Meadows and Ironwood Ridge must have one street name since they are designed as a looped street. In particular, the Emergency Services Communication Center has indicated that the plat document must be revised to show the looped street as "Sienna Meadows". As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show the revised street name as identified.

Staff is recommending that the Preliminary Plat be continued to the August 25, 2005 Planning Commission meeting to allow the applicant to submit additional information as identified above.