

STAFF REPORT
October 27, 2005

No. 05PL184 - Preliminary Plat

ITEM 56

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 05PL184 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | E1/2 W1/2 SW1/4 SW1/4, Section 32, T1N, R7E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Tracts A, B and C, Falcon Crest Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 20 acres |
| LOCATION | At the southern terminus of Countryside Boulevard |
| EXISTING ZONING | Suburban Residential District (Pennington County) |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Low Density Residential District (Pennington County) - General Agriculture District (Pennington County) |
| East: | Suburban Residential District (Pennington County) |
| West: | Suburban Residential District (Pennington County) |
| PUBLIC UTILITIES | Private water and wastewater |
| DATE OF APPLICATION | 9/30/2005 |
| REVIEWED BY | Vicki L. Fisher / Emily Fisher |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, road construction plans for the 45 foot wide access easement serving as access to proposed Tract C shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 20 foot wide paved surface with a turnaround at the end of the street to accommodate fire apparatus;
2. Prior to Preliminary Plat approval by the Planning Commission, the plat document shall be revised to show visitor parking along Countryside Boulevard and the access easement(s) at a ratio of one paved parking stall per dwelling located within three hundred feet of the residence or the street right-of-way/easement widths shall be revised to provide a minimum width of 68 feet and 49 feet, respectively, or an Exception shall be obtained from the Street Design Criteria Manual to waive the requirement to provide visitor parking;

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3. Prior to Preliminary Plat approval by the City Council, a revised grading plan and an erosion sediment control plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
5. Prior to Preliminary Plat approval by the City Council, design plans for a shared well and/or community water facility shall be submitted for review and approval if utilized. In particular, the shared well and/or community water facility shall be designed as a public water system. In addition, the aquifer and anticipated depth of the well(s) shall be identified. The plat document shall also be revised to show utility easements as needed;
6. Prior to Preliminary Plat approval by the City Council, the road construction plans for Countryside Boulevard shall be revised showing curb and gutter along the entire south side of the street;
7. Prior to Preliminary Plat approval by the City Council, a complete cost estimate of the subdivision improvements shall be submitted for review and approval;
8. Prior to Preliminary Plat approval by the City Council, a Wild Fire Mitigation Plan shall be submitted for review and approval and the plan shall be implemented;
9. Prior to Preliminary Plat approval by the City Council, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal. In particular, an agreement with Pennington County shall be submitted for review and approval indicating that the proposed street shall be accepted by Pennington County for road maintenance and snow removal; or evidence shall be submitted for review and approval that a road district has been established in accordance with SDCL 31-12A-1; or a legally binding agreement shall be submitted for review and approval by the City Council which guarantees sufficient financial commitment to provide these services;
10. Prior to submittal of a Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems"; and,
11. Upon submittal of a 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately 20 acres into three residential lots. The proposed residential development is to be known as the Falcon Crest Subdivision.

On September 19, 2005, the City Council approved a Layout Plat to subdivide the subject property into three residential lots as shown on this Preliminary Plat. In addition, a Variance to the Subdivision Regulations was approved to waive the requirement to construct curb, gutter, street light conduit, water and sewer along the access easements and to waive the requirement to install street light conduit, curb, gutter, water and sewer along Countryside Boulevard with the stipulation that curb and gutter be provided along the south side of Countryside Boulevard.

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In addition, the City Council granted an Exception to allow 103 dwelling units in lieu of 40 dwelling units with one point of access and an Exception to allow a 1,000 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet.

The property is located at the southern terminus of Countryside Boulevard and is currently void of any structural development.

STAFF REVIEW:

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

Access Easement: The plat document identifies a 45 foot wide access easement serving as access to proposed Tract C. The street is classified as a lane place street and, as per the previously approved Variance to the Subdivision Regulations, requires that the street be constructed with a 20 foot wide paved surface. To date, construction plans for the street have not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for the 45 foot wide access easement be submitted for review and approval as identified. In addition, the road construction plans must show a turnaround at the end of the street to accommodate fire apparatus.

Visitor Parking: The plat document identifies the dedication of a 60 foot wide right-of-way for Countryside Boulevard and 45 foot wide easement(s) for the two access easements. The streets are classified as a collector street and lane place streets, respectively, requiring that visitor parking be provided along each street or additional right-of-way and/or easement widths dedicated to allow for on-street parking. Staff is recommending that prior to Preliminary Plat approval by the Planning Commission, the plat document be revised to show visitor parking along Countryside Boulevard and the access easement(s) at a ratio of one paved parking stall per dwelling located within three hundred feet of the residence or the street right-of-way/easement widths must be revised to provide a minimum width of 68 feet and 49 feet, respectively, or an Exception must be obtained from the Street Design Criteria Manual to waive the requirement to provide visitor parking.

Sewer: The Pennington County Planning Department staff has indicated that a note must be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only if percolation and profile information is not sufficient for conventional systems". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: As part of the Preliminary Plat application, design plans for a shared well and/or community water facility must be submitted for review and approval if utilized. In particular, the shared well and/or community water facility must be designed as a public water system. In addition, the aquifer and anticipated depth of the well(s) shall be identified. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission. In addition, the plat document must be revised to show utility easements as needed.

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Drainage Plan: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. The drainage plan must address the characteristics of downstream drainage facilities. Adequate facilities for conveyance of increased or modified flows, proper easements for use of the drainage facilities or demonstration of the application of legal reasonable use principles must be provided. In addition, drainage easements must be provided as necessary to convey upstream run-off across the property. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document revised to provide drainage easements as needed.

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