

STAFF REPORT
May 25, 2006

No. 06PL011 - Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	D.C. Scott Surveyors, Inc., for William Morrison
REQUEST	No. 06PL011 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Parcel B of Lot 3, located in the SW1/4 SW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Morrison Subdivision (formerly Parcel B of Lot 3), located in the SW1/4 SW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.32 acres
LOCATION	Adjacent to the north side of Green Valley Drive and east of Reservoir Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	1/27/2006
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, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan with appropriate calculations shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the irrigation ditch within an easement. In particular, the easement shall be adequately sized to allow for ditch access and maintenance;
4. Prior to Preliminary Plat approval by the City Council, road construction plans for Green Valley Drive shall be submitted for review and approval. In particular, the construction

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- plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show the dedication of one additional foot of right-of-way;
5. 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;
 6. 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. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In particular, the water system shall be constructed and designed to provide adequate fire and domestic flows. In addition, the plat document shall be revised to show utility easement(s) as needed;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. A Floodplain Development Permit shall be obtained prior to any construction within the 100 year federally designated floodplain as needed;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note stating that all residential structures shall be sprinklered;
 10. Prior to submittal of a Final Plat application, the plat title shall be revised to include within the formerly statement..."of the SW1/4SW1/4 of Section 14, T1N, R8E"; 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:

(Update May 12, 2006. All revised and/or added text is shown in bold print.) This item has been continued several times to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems. Subsequently, the applicant submitted percolation information. In addition, on May 3, 2006, the applicant submitted soils information identifying the depth to ground water. Staff has reviewed the information and is recommending that the Preliminary Plat be approved with the stipulations as outlined above. Please note that no other part of this Staff Report has been revised.

(Update April 20, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 20, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems. The applicant has submitted percolation information; however, the location of the percolation tests on the subject property has not been identified. In addition, soils information identifying the depth to ground water has not been submitted for review and approval. Staff will notify the Planning Commission at the May 4, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been

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revised.

(Update April 8, 2006. All revised and/or added text is shown in bold print.) This item was continued at the April 6, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the April 20, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been revised.

(Update, March 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 23, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the April 6, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been revised.

(Update, March 12, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 9, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems and to submit a site plan showing the location of existing wells and wastewater systems on the property or within 150 feet of the property. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been revised.

(Update, February 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 23, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems and to submit a site plan showing the location of existing wells and wastewater systems on the property or within 150 feet of the property. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the March 9, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Preliminary Plat to subdivide the subject property into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter sidewalk, street light conduit, water, sewer and additional pavement; and, to provide a ten foot wide planting screen easement along Green Valley Drive as it abuts the subject property. (See companion item #06SV004.)

On July 18, 2005, the City Council denied without prejudice a Layout Plat to subdivide the subject property into five lots. The Pennington County Commissioners had also denied a

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rezoning request to change the zoning designation of the subject property from Limited Agriculture to Suburban Residential District. In particular, the County Commissioners recommended that the property be rezoned to a Planned Unit Development with a maximum density of three lots. The property has, subsequently, been rezoned from Limited Agriculture District to a Planned Unit Development to allow the three lots as shown on this Preliminary Plat.

The property is located approximately 250 feet east of the intersection of Reservoir Road and Green Valley Drive on the north side of Green Valley Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Drainage: Prior to Preliminary Plat approval by the City Council, a drainage plan with appropriate calculations be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

An irrigation ditch currently extends through the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the irrigation ditch within an easement. In particular, the easement must be adequately sized to allow for ditch access and maintenance.

Sewer: The applicant has indicated that individual on-site wastewater systems will be proposed for each lot. However, this area has a history of high ground water which has resulted in the pollution of wells. As such, staff is recommending that prior to Planning Commission approval, soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems be submitted for review and approval.

The Subdivision Regulations require that a sewer main and service lines be provided within the adjacent right-of-way to serve the property. As such, staff is recommending that 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 be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Water: The applicant has indicated that the property will be served by private well(s). However, the proposed water system must be constructed and designed to provide adequate fire and domestic flows. The Fire Department has indicated that a well without a reservoir will not provide fire flow protection. As such, staff is recommending that a note be placed on the plat stating that all residential structures be sprinklered.

The Subdivision Regulations require that a water main and service lines be provided within the adjacent right-of-way to serve the property. As such, 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 and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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Green Valley Drive: The Preliminary Plat identifies Green Valley Drive located along the south lot line. Green Valley Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Green Valley Drive is located in a 66 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Green Valley Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of one additional foot of right-of-way.

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