

STAFF REPORT
June 22, 2006

No. 06PL049 - Preliminary Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc.
REQUEST	No. 06PL049 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4, Section 14, T1N, R8E, Less Murphy Subdivision and less Murphy Ranch Estates and less Right-of-way, located in the NE1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2 thru 6 of Block 2; Lots 15 of Block 4; and, Lots 1, Lots 14 and 15 of Block 5, formerly a portion of Tract F of the NW1/4, Section 14, T1N, R8E, Less Murphy Subdivision and less Murphy Ranch Estates and less Right-of-way, located in the NE1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.0 acres
LOCATION	Adjacent to Long View Road between Colvin Street and Romel Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Emily Fisher / Marcia Elkins

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the July 6, 2006 Planning Commission to allow the applicant to comply with the previously recommended stipulations of approval.**

GENERAL COMMENTS: (June 15, 2006 Update. All changes and/or revisions are shown in bold.) As of this date, the required information has not been submitted. Staff is

STAFF REPORT
June 22, 2006

No. 06PL049 - Preliminary Plat

ITEM 5

recommending that the request be continued to the July 6, 2006 Planning Commission to allow the applicant to submit the required information.

(June 1, 2006 Update. All changes and/or revisions are shown in bold.) As of this date, the required information has not been submitted. Staff is recommending that the request be continued to the June 22, 2006 Planning Commission to allow the applicant to submit the required information.

(May 18, 2006 Update. All changes and/or revisions are shown in bold.) This item was recommended for approval with the following stipulations at the May 4, 2006 Planning Commission meeting:

1. Prior to Preliminary Plat approval by the Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer, 52 feet of right-of-way and a minimum of a 27 foot wide paved surface along the Derringer Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the Planning Commission, a revised site plan showing a 50 foot non-access easement on all corner lots shall be submitted for review and approval;
3. Prior to approval of the Preliminary Plat by the Planning Commission, a revised grading plan addressing erosion control and including information on the detention facilities shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows;
5. Prior to Preliminary Plat approval by the Planning Commission, a water system analysis demonstrating that sufficient quantities for domestic and fire flows are available shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report including pavement design, typical section and soil resistivity shall be submitted for review and approval;
7. Prior to start of construction an Air Quality Permit shall be obtained;
8. Prior to Preliminary Plat approval by the Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, 100 feet of right-of-way and a minimum of a 24 foot wide paved surface along the Longview Road shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
9. Prior to Preliminary Plat approval by the Planning Commission, a revised site plan showing a non-access easement along Longview Road as it abuts the subject property shall be submitted for review and approval;
10. Prior to Preliminary Plat approval by the Planning Commission, road construction plans for the turn-around with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface for fire apparatus at the end of Derringer Road shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;
11. Prior to Preliminary Plat approval by the Planning Commission, a private utility

STAFF REPORT
June 22, 2006

No. 06PL049 - Preliminary Plat

ITEM 5

- plan shall be submitted for review and approval;
12. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval; and;
 13. Upon submittal of the 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.

A number of stipulations were required to be met prior to Planning Commission approval. The Preliminary Plat request was continued to the May 25, 2006 Planning Commission meeting to allow the applicant to submit the required information. As of this writing, staff is not aware of any of the required information having been submitted since the May 4, 2006 Planning Commission meeting. For this reason, staff is recommending that the Preliminary Plat request be continued to the June 8, 2006 Planning Commission meeting.

The applicant has submitted a Preliminary Plat application for the Murphy Ranch Estates Subdivision to create nine lots from the existing parcel. The property is identified as a portion of Tract F of the NW1/4, Section 14, T1N, R8E, Less Murphy Subdivision and less Murphy Ranch Estates and less Right-of-way, located in the NE1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota. More generally identified as being located adjacent to Long View Road between Colvin Street and Romel Drive

The nine proposed lots will range in size from .20 acres to .23 acres and are proposed as single family residential lots. The property is zoned Suburban Residential by Pennington County.

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

Derringer Road: Derringer Road is located along the southern property line of proposed Lots 2, 3, 4, 5 and 6 of Block 2 and along the northern property line of Lot 15 Block 4 and Lots 1, 14 and 15 of Block 5. Derringer Road is classified as a sub-collector street requiring that the street 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. Currently, Derringer Road is constructed to the end of Lot 1 Block 2. The applicant's site plan shows Derringer Road as being constructed in a 49 foot wide right-of-way with 24 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for Derringer Road shall be submitted showing Derringer Road located in a 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Long View Road: Long View Road is located along the northern property line of proposed Lots 2, 3, 4, 5, and 6 of Block 2. Long View Road is classified as an arterial road requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Long View road is located in a 66 foot right-of way with 24 feet of pavement, sewer and water and with no curb and gutter, no sidewalks and no streetlight

STAFF REPORT
June 22, 2006

No. 06PL049 - Preliminary Plat

ITEM 5

conduit. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for Long View Road shall be submitted in accordance with the minimum City Standards or a Variance to the Subdivision Regulations must be obtained.

Non-access easement: Staff noted that a 50 foot non-access easement is required on all corner lots. The applicant's site plan does not show any non-access easements on the corner lots. As such, prior to Preliminary Plat approval by the Planning Commission, a revised Preliminary Plat showing a 50 foot non-access easement on all corner lots shall be submitted for review and approval.

Staff noted that a non-access easement is required along Longview Road. The applicant's site plan does not show a non-access easement along Longview Road. As such, prior to Preliminary Plat approval by the Planning Commission, a revised Preliminary Plat showing a non-access easement along Longview Road as it abuts the subject property shall be submitted for review and approval.

Grading Plan: Staff noted that the grading plan did not include an erosion control plan nor did it include the required detention facilities. As such, prior to approval of the Preliminary Plat by Planning Commission, a revised grading plan addressing erosion control and including information on the detention facilities shall be submitted for review and approval.

Drainage Plan: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows.

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, water system plans prepared by a Registered Professional Engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Geotechnical Report: Staff noted that no geotechnical report was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by City Council a geotechnical report including pavement design, typical section and soil resistivity shall be submitted for review and approval.

Right-of-Way: Staff noted that the Preliminary Plat as submitted did not show Longview Road or the right-of-way. The applicant's site plan shows that an additional 17 feet of right-of-way along the property line as it abuts Longview Road is being dedicated. As such, prior to Preliminary Plat approval by the Planning Commission, a revised Preliminary Plat showing the full width of the Longview Road improvements and the complete right-of-way width shall be submitted for review and approval.

STAFF REPORT
June 22, 2006

No. 06PL049 - Preliminary Plat

ITEM 5

Emergency Turn-Around: The Preliminary Plat identifies that Derringer Road terminates at the end of proposed Lot 6 of Block 2 and proposed Lot 14 of Block 5. As such, the plat document shall be revised to secure an easement for a turn-around with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface for fire apparatus. Prior to Planning Commission approval, road construction plans for the emergency turn-around shall be submitted for review and approval as identified of a Variance to the Subdivision Regulations shall be obtained.

Utility Plan: Staff noted that a private utility plan was not submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a private utility plan shall be submitted for review and approval.

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