

STAFF REPORT
March 8, 2007

No. 07PL028 - Preliminary Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	D. C. Scott Co. Land Surveyors for Floyd and Carla Jakeway
REQUEST	No. 07PL028 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 4 of Block 5, and Lot B of Lot 6 of Block 2 of the Replat of Harney Peak View Addition, located in the E1/2 NE1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4R of Block 5 of the replat of Harney Peak View Addition, located in the E1/2 NE1/4 of Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.094 acres
LOCATION	3712 Dawn Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	2/9/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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 City Council approval of the Preliminary Plat, construction plans for Dawn Lane shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit 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 4.5 feet of additional right-of-

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- way;
3. Prior to City Council approval of the Preliminary Plat, construction plans for School Drive shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along School Drive;
 6. 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; and,
 7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to combine two lots into one 1.095 acre residential lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations application (07SV009) to waive the requirement to dedicate additional right-of-way and to install curb, gutter, sidewalk, street light conduit, sewer, water and additional pavement along Dawn Lane and to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and additional pavement along School Drive.

The property is located west of Dawn Lane and east of School Drive. Currently, a single family residence and a shed are located on the subject property. The applicant has indicated that the two lots are being combined in order to construct a garage on the property.

STAFF REVIEW:

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

Dawn Lane: Dawn Lane is located along the east lot line of the subject property and is classified as a lane place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Dawn Lane is located in a 40 foot wide right-of-way. In addition, the northern 155 feet of Dawn Lane as it abuts the subject property is constructed with an approximate 22 foot wide paved surface and a water main. The balance of the Dawn Lane is constructed with an approximate 20 foot wide graveled surface and a water main. Staff is recommending that prior to City Council approval of the Preliminary Plat, construction plans for Dawn Drive be submitted for review and approval. In particular, the construction plans must show the street located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of 4.5 feet of additional right-of-way.

School Drive: School Drive is located along the west lot line of the subject property and is

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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 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, School Drive is located in a 66 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface, sewer and water. Staff is recommending that prior to City Council approval of the Preliminary Plat, construction plans for School Drive be submitted for review and approval. In particular, the construction plans must show the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that prior to submittal of a Final Plat application, the plat document be revised to show a non-access easement along School Drive, which is the higher order street.

Drainage: No site improvements are proposed and, as such, a drainage plan is not required at this time. However, the applicant should be aware that any increase in run-off from the site due to the construction of a garage or any other development on the property must be addressed as a part of the building permit review with the Pennington County Planning Department.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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