

STAFF REPORT

April 26, 2001

No. 01PL024 - Layout, Preliminary and Final Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gordon Howie
REQUEST	No. 01PL024 - Layout, Preliminary and Final Plat
LEGAL DESCRIPTION	Lot A, Block 16, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.356 Acres
LOCATION	South of the intersection of Covington Street and O'Brien Street
EXISTING ZONING	Suburban Residential District (PUD)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD)
South:	Suburban Residential District (PUD)
East:	Suburban Residential District (PUD)
West:	Suburban Residential District (PUD)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be continued to the May 24, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Layout Plat for the commercial development of the Trailwood Village Planned Unit Development and a Preliminary and Final Plat for one commercial lot. The property is located north of the intersection of SD Highway 44 and Covington Street. The commercial lot will be the future location for the Rapid Valley Water and Sewer District office.

Staff has met with the applicant's engineer to discuss several issues relative to storm drainage requirements and access locations. The applicant's engineer has indicated that he will be submitting a revised plat based on changes requested by the owners. The revised layout will need to address the issues identified regarding the storm drainage and access location.