

STAFF REPORT

May 24, 2001

No. 01PL031 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 01PL031 - Layout Plat
LEGAL DESCRIPTION	Proposed Northbrook Village in the SE1/4 SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	40.25
LOCATION	One quarter mile east of the intersection of Haines Avenue and Country Road lying north of Country Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	No Use District
East:	General Agriculture District (County)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the June 7, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant is proposing to develop a forty acre parcel located to the east of Mall Ridge #1 Subdivision. The property is located north of Country Road and to the west of West Nike Road. The applicant is proposing to extend the existing Viking Street and Bengal Drive to the east from Mall Ridge Subdivision #1. The proposed layout plat identifies 112 residential lots.

The property is characterized by a ridge located on the eastern third of the property and a large drainage channel located on the western third of the property. The drainage area appears to include existing wetlands. The property is primary grassland. A City sanitary sewer lift station is located in the northwest corner of the property. The lift station that serves several of the subdivisions on the north side of the interstate along Haines Avenue.

STAFF REVIEW: Staff has met with the applicant to discuss a number of issues regarding the proposed subdivision. The issues related to the street network and how the public utilities will be extended to serve the property. The applicant has agreed to submit a revised layout plat that will indicate a change in the location of a number of the streets and provide a master plan for sanitary sewer routing. The applicant will be eliminating the northern most

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intersection on Nike Road. Staff was concerned with the location of this proposed intersection and the existing 90-degree corner in Nike Road. The applicant is also going to eliminate the western most intersection on Country Road. This intersection potentially has site visibility problems. A drainage crossing creates conflicts for access to a couple of proposed lots. The applicant will also evaluate a second local street access to the property to the north.

These revisions will help insure that no major conflicts occur between the Layout Plat review and when the applicant submits detailed engineering plans at the Preliminary Plat submittal.