

STAFF REPORT

June 21, 2001

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**No. 01PL024 - Layout, Preliminary and Final Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gordon Howie
REQUEST	<b>No. 01PL024 - Layout, Preliminary and Final Plat</b>
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 July 5, 2001 Planning Commission meeting.

GENERAL COMMENTS: **(All changes are in bold)** 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 submitted a revised layout plat and drainage information. However, both the Engineering Division and Pennington County Highway Department have indicated that the information that has been submitted is not adequate at this time. The applicant will need to submit additional drainage information related to the project. The applicant will also need to provide a sight distance evaluation to insure that the proposed street intersections meet all minimum standards. Other required information includes utility plans to identify the location of the water main in Covington Street; grading plans for the lots, and erosion control plans. **The applicant's engineer has indicated that the revised plan will be submitted by June 15, 2001. If**

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**Staff has received the information by this date, Staff will be able to have a recommendation to the Planning Commission for consideration at the July 5, 2001 Planning Commission meeting.**