

STAFF REPORT

July 26, 2001

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**No. 01PL040 - Layout Plat**

**ITEM 3**

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GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | Gary Renner for Larry Teuber  |
| REQUEST            | <b>No. 01PL040 - Layout Plat</b>  |
| LEGAL DESCRIPTION  | Lot A Revised of Block 2 and Lots 1R, 6R and 7R of Block 3 of Spring Canyon Estates (Lot A Revised of Block 2: formerly Lot A of Lot 1 of Revision No. 1 of Block 2 and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2; Lot 1R: formerly Lot 1 of Block 3 and Vacated Right-Of-Way Lot 6R: formerly Lot 6 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B and Lot 1 of Revision No. 1 of Block 2; Lot 7R: formerly Lot 7 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2, all located in Spring Canyon Estates) located in Government Lot 3 and Government Lot 4, Section 5, T1S, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 19.066 Acres  |
| LOCATION           | Approximately 1 and 1/2 miles south of the intersection of Sheridan Lake Road and Clarkson Road   |
| EXISTING ZONING    | Low Density Residential District (County)   |
| SURROUNDING ZONING |   |
| North:             | Low Density Residential District (County)   |
| South:             | Low Density Residential District (County)   |
| East:              | Low Density Residential District (County)   |
| West:              | Low Density Residential District (County)   |
| PUBLIC UTILITIES   | None  |
| REPORT BY          | Blaise Emerson  |

RECOMMENDATION: Staff recommends that this Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit road construction plans for the turnaround on Quail Drive;
2. Prior to Final Plat approval by the City Council, the applicant shall provide a non-access easement along Clarkson Road except for approved approach locations;

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Transportation Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, that an additional five feet of right-of-way be dedicated for Clarkson Drive;

Pennington County Planning Department Recommendations:

4. Prior to Layout Plat approval by the City Council, the applicant shall obtain a building permit to relocate the shed located in the Quail Drive right-of-way and the shed shall be relocated prior to City Council approval;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
6. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This Layout Plat proposes to replat five existing lots and reconfigure them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive. Related Vacation of Right-of-Way and Subdivision Variance requests have also been submitted (see related Staff Report).

The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only the western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has noted a number of concerns as follow.

Site Plan/Topographic/Drainage Information: The applicant has submitted a site plan including topographic information. In reviewing the information provided, Staff has noted that a portable storage shed is located in the Quail Drive right-of-way. Both the Pennington County Planning Department and Highway Department have requested that the shed be moved onto the subject property. The property owner will need to obtain a building permit from the Pennington County Planning Department to relocate the storage shed. The shed will need to meet all setback requirements.

Based on the topographic information provided, neither the Engineering Division nor the Pennington County Highway Department has required that any additional drainage easements be dedicated.

Road Improvements: A portion of this proposed subdivision abuts section line highway along the north property line. According to the City's Subdivision Regulations, this section line highway needs to be improved to City standards as part of the proposed platting unless the petitioner applies for and receives a subdivision variance, or the section line highway is vacated

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or relocated by Pennington County. Additionally, all other adjacent road segments including Quail Drive, Clarkson Road, and Cougar Court must be improved to City Street standards unless a subdivision variance is applied for and received. Full City street standards would include paving, curb and gutter, sidewalks, dry sewer, street lights, and similar improvements. It has been the standard practice of the City to approve subdivision variances in situations such as this where the overall density is remaining the same or decreasing, provided however, that some minimum gravel road standard is maintained. The applicant has submitted a Subdivision Variance to waive these requirements.

Non-Access Easements: The Transportation Planning Coordinator and the Engineering Division have recommended that non-access easements will be required along all lot frontages except for the approved approach locations.

Clarkson Road Right-of-Way: The Transportation Planning Coordinator has noted that five feet of additional right-of-way must be dedicated where this property abuts Clarkson Road in order for the right-of-way to comply with the minimum right-of-way width for a collector street as set forth in the City's Street Design Criteria Manual.

STAFF REPORT

June 7, 2001

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**No. «Submittal\_TableFilenumber» - «Action»**

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