

STAFF REPORT

March 4, 2004

No. 04PL005 - Layout and Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 04PL005 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Formerly a portion of Tract T of Trailwood Village located in the SE1/4 of SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot B of Block 16, Trailwood Village, located in the SE1/4 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.68 acres
LOCATION	Northeast of the intersection of E. Highway 44 and Covington Street
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District/General Commercial District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	02/06/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout and Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, construction plans providing curb, gutter, sidewalk and water along S. D. Highway 44 shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In addition, the plat document shall be revised to provide additional drainage easements as needed;

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3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. A Special Exception is hereby granted to allow an approach on Covington Street in lieu of the lesser order street as per the Street Design Criteria Manual. In addition, the approach shall align with Avery Drive;
5. Prior to Final Plat approval by the City Council, the plat title shall be revised to read "R8E" in lieu of "R7E"; 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 and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to create a 4.69 commercial lot leaving a 64.16 acre non-transferable balance. The property is located in the northeast corner of the Covington Drive/S.D. Highway 44 intersection and is currently void of any structural development.

On July 21, 2003 a Layout, Preliminary and Final Plat proposing to create this same commercial lot was denied without prejudice at the applicant's request.

STAFF REVIEW:

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

S. D. Highway 44: S.D. Highway 44 is located along the south lot line of the subject property. Currently, curb, gutter sidewalk and a water main are not constructed along this portion of S.D. Highway 44. As such, road construction plans for the improvements must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained prior to Preliminary Plat approval by the City Council.

Drainage: Hydraulic calculations for the detention facility must be submitted for review and approval. In addition, a revised grading plan must be submitted demonstrating that all upstream drainage is captured. Staff has also noted that drainage improvements on property located north of the subject property were required as a part of a previous plat approval and to date the improvements have not been constructed. As such, the improvements must be completed as a part of this plat since they directly impact the subject property. Staff is recommending that the additional drainage information and revised grading plan be submitted for review and approval prior to Preliminary Plat approval by the City Council, in addition, the plat document must be revised to provide additional drainage easements as needed.

Covington Street: Covington Street is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan. The applicant is requesting a Special Exception to allow access along Covington Street in lieu of requiring that the access be taken exclusively from Teak Drive, the lesser order street. The subject property

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is located within a Planned Unit Development and is identified as a commercial lot. Commercial traffic from the subject property could negatively impact the residential development located along Teak Drive. As such, staff is recommending that the Special Exception be granted as requested.

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