

STAFF REPORT  
October 21, 2004

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**No. 04PL143 - Preliminary Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Dalwyn Vandenhoeck
REQUEST	<b>No. 04PL143 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 18, Trailwood Village, located in the SE1/4 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A and 1B of Block 18, Trailwood Village, located in the SE1/4 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.522 acres
LOCATION	At the intersection of Reservoir Road and Williams Street
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	09/24/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Reservoir Road. In particular, the road construction plans shall show curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the sanitary sewer easement on the property; and,
3. Prior to submittal of a Final Plat application, the plat document shall be revised to spell Reservoir Road correctly.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately .5 acres into two townhome lots. On April 19, 2004, the City Council approved a Layout, Preliminary and Final Plat (#03PL042) to subdivide the subject property into 24 residential lots and one drainage lot as a part of the Trailwood Village Planned Unit Development. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and to improve pavement along Reservoir Road as it abuts the subject property. (See companion item #04SV059.)

The subject property is located northwest of the intersection of Williams Street and Reservoir Road. Currently, there are two townhouse structures on the property.

STAFF REVIEW:

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

Reservoir Road: Reservoir Road is located along the east lot line and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way. This parcel was previously platted and an additional 17 foot of right-of-way was dedicated at that time. The balance of the required right-of-way will be obtained from adjacent property in the future. Currently, Reservoir Road is constructed with a 24 foot wide paved surface, water and sewer. Staff recommends prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained.

Subdivision Improvements: Plans for subdivision improvements have been submitted in conjunction with the previous Layout, Preliminary and Final Plat (#03PL042) to subdivide the subject property. Subdivision inspection fees and surety for incomplete subdivision improvements associated with those plans were posted at that time.

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