

STAFF REPORT
November 24, 2004

No. 04PL159 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Lifestyle Homes
REQUEST	No. 04PL159 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 5 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 5A and 5B of Block 18 of Trailwood Village (formally Lot 5 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	0.427 acres
LOCATION	On Savannah Street and abutting Reservoir Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	10/29/2004
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, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained; and,

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately 0.427 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 within Pennington

STAFF REPORT
November 24, 2004

No. 04PL159 - Preliminary Plat

ITEM 11

County requiring a minimum lot size of 6,500 square feet which this meets. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and planting screen along Reservoir Road as it abuts the subject property. (See companion item #04SV067.)

The subject property is located northwest of Reservoir Road along Savannah Street. Currently, there are two townhouse structures located 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 on the City's Major Street Plan 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. It should be noted that street light conduit is required to install along Reservoir Road. The applicant may wish to submit a Variance to the Subdivision Regulations to waive this requirement.

Subdivision Improvements: Plans for subdivision improvements have been submitted in conjunction with the previous Layout, Preliminary and Final Plat (#03PL042). 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.