

STAFF REPORT
January 6, 2005

No. 04PL186 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER

Sperlich Consulting, Inc.

REQUEST

No. 04PL186 - Preliminary Plat

EXISTING

LEGAL DESCRIPTION

Commencing at the southwesterly corner of Lot B of Block 16 of Trailwood Village, common to the northeasterly corner of the intersection of the right-of-ways of SD State Highway 44, and Covington Street, and the Point of Beginning; thence, first course N40°25'09"E, along the easterly edge of the right-of-way of said Covington Street, a distance of 140.36 feet, to a point of curve; thence, second course: northerly, along the easterly edge of said Covington Street, curving to the left on a curve with a radius of 600.00 feet, a delta angle of 8°34'58", an arc length of 89.88 feet, a chord bearing of N36°07'40"E, and chord distance of 89.79 feet, to a point on the easterly edge of the right-of-way of said Covington Street; thence, third course: S51°11'35"E, a distance of 461.43 feet, to a point on the easterly boundary of said Lot B of Block 16, common to a point on the westerly boundary of Lot B of Lot 2 of Ridgeview Place Subdivision; thence, fourth course: S38°38'57"W, along the easterly boundary of said Lot B of Block 16, common to the westerly boundary of said Lot B of Block 2 of Ridgeview Place Subdivision, a distance of 67.21 feet, to a point on the easterly boundary of said Lot B of Block 16, common to the southwesterly corner of said Lot B of Block 2 of Ridgeview Place Subdivision, and common to the northwesterly corner of Lot A of Block 2 of Ridgeview Place Subdivision; thence, fifth course: S38°53'52"W, along the easterly boundary of said Lot B of Block 16, common to the westerly boundary of said Lot A of Block 2 of Ridgeview Place Subdivision, a distance of 162.79 feet, to the southeasterly corner of said Lot B of Block 16, common to the southwesterly corner of said Lot A of Block 2 of Ridgeview Place Subdivision, and common to a point on the northerly edge of the right-of-way of SD State Highway 44; thence, sixth course: N51°11'35"W, along the southerly boundary of said Lot B of Block 16, common to the northerly edge of the right-of-way of said SD State Highway 44, a distance of 461.12 feet, to the northeasterly corner of the intersection of the right-of-ways of said SD State Highway 44, and said Covington Street, and the Point of Beginning; said Parcel contains 105,545 square feet or 2.423 acres more or less.

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PROPOSED
LEGAL DESCRIPTION Lots 1 and 2 of Lot B of Block 16, Major Drainage Easement of Lot B of Block 16, and Public Access Easement of a portion of Lot B of Block 16, Trailwood Village, all located in the SE1/4, of the SW1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota

PARCEL ACREAGE Approximately 2.423 Acres

LOCATION located near the corner of South Dakota Highway 44 and Covington Street

EXISTING ZONING Planned Unit Development District (County)

SURROUNDING ZONING
North: Planned Unit Development District (County)
South: Suburban Residential District (County)
East: Suburban Residential District (County)/General Commerical District (County)
West: Planned Unit Development District (County)

PUBLIC UTILITIES Rapid Valley Sanitary District

DATE OF APPLICATION 12/10/2004

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 S. D. Highway 44. In particular, the road construction plans shall show the street constructed with curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Avery Street. In particular, the road construction plans shall show the street constructed with pavement, curb, gutter, sidewalk, streetlight conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Covington Street. In particular, the road construction plans shall show the street constructed with sidewalk or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, subdivision improvement plans shall be revised to address redlined comments and submitted for further review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff;
5. Prior to Preliminary Plat approval by the City Council, provide evidence that the

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- necessary Easements for downstream off-site drainage facilities have been recorded at the Register of Deeds office;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 7. Prior to submittal of a Final Plat application, drainage improvements shall be in place. In particular, temporary and permanent stabilization of surfaces to prevent sediment washing into streets and off the property;
 8. Upon submittal of a Final Plat application, a Road Maintenance Agreement for the Public Access Easement, Avery Street, shall be submitted for review and approval;
 9. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 10. Upon submittal of a Final Plat application, the plat document shall be revised to show a drainage easement along the north side of Avery Drive and a minimum 50 foot wide access restriction on both sides of Avery Drive, the Public Access Easement, at the corner of Covington Street.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to combine one lot into two lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along South Dakota Highway 44 and a Variance to the Subdivision Regulations to waive the requirement to install sidewalk and street light conduit along Teak Drive as they abut the subject property. (See companion item #04SV075.)

The subject property is located on the east corner of Covington Street and future extension of Avery Street off of South Dakota Highway 44.

STAFF REVIEW:

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

South Dakota Highway 44: South Dakota Highway 44 is located along a portion of the south lot line and is classified as a principal arterial street requiring no additional right-of-way. Currently, S. D. Highway 44 is constructed with a 66 foot wide paved surface, street light conduit and sewer and no public water. As per a prior agreement with the Rapid Valley Sanitary District, an Easement has been established along S. D. Highway 44 lot frontage to allow for future installation of a watermain by the Rapid Valley Sanitary District. 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.

Avery Street: If Avery Street is a Lane/Place Street, a residential street, then the public access easement is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. If the applicant wishes the lane/place without on-street parking then common-use visitor parking must be provided for at a ratio of one paved parking stall per dwelling located within 300 feet of the residence or obtain an Exception to

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the Street Design Criteria Manual, Section 7.2 to waive the requirement. Provide drainage easements as necessary on the plat document.

If Avery Street is an Industrial Street for Neighborhood Commercial zoning, then the street shall be constructed in a minimum 59 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained.

Covington Street: Covington Street is classified as a collector street requiring it be constructed in a 80 foot wide right-of-way with an approximate 36 foot wide paved surface, curb, gutter, water and sewer. Staff recommends that prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with sidewalk or a Variance to the Subdivision Regulations shall be obtained.

Road Maintenance Agreement: Staff has indicated that a road maintenance agreement for the Public Access Easement, Avery Street extension must be submitted for review and approval. Staff is recommending that upon the Final Plat application, a road maintenance agreement be submitted for review and approval as required by City Ordinance.

Subdivision Improvements: Plans have been submitted and reviewed by the Growth Management Staff and recommends that prior to Preliminary Plat approval by the City Council, subdivision improvement plans shall be revised to address redlined comments and submitted for further review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff. The plans shall include a drainage facility design to manage on-site drainage. This parcel is located in the County Heights Drainage Basin. Upstream regional facilities for storm water management are in this basin and need to account for increased runoff from this area due to development. Prior subdividing of this parcel (Lot B of Block 16) had called for the installation of a detention facilities on the parcel to manage runoff discharge to pre-developed rates. These facilities will need to be provided or off-site facilities and easements will be required to allow run off flows to be conveyed to the major drainage in the area (Rapid Creek). Any off-site drainage facilities proposed would be required subdivision improvements. Prior to Preliminary Plat approval by the City Council, submit a cost estimate for improvements, including off-site drainage improvements. Subdivision inspection fees and surety for incomplete subdivision improvements associated must be posted prior to Final Plat along with inspection fees. Drainage improvements must be completed prior to Final Plat submittal or surety posted.

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