

STAFF REPORT  
January 27, 2005

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**No. 04PL195 - Preliminary Plat**

**ITEM 45**

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GENERAL INFORMATION:

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| PETITIONER                    | Gary and Donna Kluthe   |
| REQUEST                       | <b>No. 04PL195 - Preliminary Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | SE1/4 NE1/4 and NE1/4 NE1/4 lying south of County Road #C228 (Sheridan Lake Road) Less Lot W, all located in Section 36, T1N, R6E, BHM, Pennington County, South Dakota |
| PROPOSED<br>LEGAL DESCRIPTION | Lots 1 thru 25 of Bridle Path Estates, Section 36, T1N, R6E, BHM, Pennington County, South Dakota   |
| PARCEL ACREAGE                | approximately 62.9 acres  |
| LOCATION                      | 9425 Sheridan Lake Road   |
| EXISTING ZONING               | Suburban Residential District (County)  |
| SURROUNDING ZONING            |   |
| North:                        | Suburban Residential District (County)  |
| South:                        | Suburban Residential District (County)  |
| East:                         | Suburban Residential District (County)  |
| West:                         | Suburban Residential District (County)  |
| PUBLIC UTILITIES              | Community water and on-site wastewater  |
| DATE OF APPLICATION           | 12/10/2004  |
| REVIEWED BY                   | Vicki L. Fisher / Curt Huus   |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, a Utility Master Plan for the private utilities shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a complete geotechnical report for this phase of the development shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a revised water plan shall be submitted for review and approval. In particular, the water plan shall be revised replacing the three inch mains with eight inch mains. In addition, geotechnical recommendations for corrosion control for the metal fittings shall be submitted for review and approval. A

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- community water system agreement shall also be submitted for review and approval. In addition, the plat document shall be revised to show a water main utility easement on Lots 4 and 5;
5. A Special Exception is hereby granted to allow a 1,650 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual contingent upon the implementation of a Wild Fire Hazard Mitigation Plan and that the cul-de-sac proposed in Phase Three be located in a minimum 110 foot diameter right-of-way and constructed with a minimum 90 foot diameter paved surface;
  6. Prior to Preliminary Plat approval by the City Council, a site plan showing the location of the detention cell on the overall site shall be submitted for review and approval. In addition the site plan shall show the outlet pipe location as it extends from the pond;
  7. Prior to submittal of a Final Plat application, the plat document shall be revised to show the street name;
  8. Upon submittal of a Final Plat application, a road maintenance agreement for High Divide Circle shall be submitted for review and approval; and,
  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.

GENERAL COMMENTS:

**(Update, January 25, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant to visit with staff regarding several of the stipulations of approval. On January 11, 2005, staff met with the applicant and discussed issues specific to the subject property. The applicant has subsequently submitted a Phasing Plan, revised road construction plans and well information. Staff is recommending that the Preliminary Plat be approved with the stipulations as identified above. Please note that no other part of this Staff Report has been altered.**

The applicant has submitted a Preliminary Plat to subdivide a 62.9 acre parcel into eight lots leaving an unplatted balance. The proposed development is Phase One of Bridle Path Estates.

On April 19, 2004, the City Council approved a Layout Plat to subdivide the subject property into 25 residential lots. On May 17, 2004, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along Sheridan Lake Road and to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Peregrine Point Place and along the interior streets with the condition that a sidewalk be provided along one side of the interior streets.

On March 3, 2003, the City Council approved a Layout Plat to subdivide the subject property into two lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve Sheridan Lake Road and Peregrine Point Place with the stipulation that the first fifty feet of Peregrine Point place be paved to driveway standards.

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The property is located in the southwest corner of the Peregrine Point Place/Sheridan Lake Road intersection on the south side of Sheridan Lake Road. Currently, a single family residence is located on proposed Lot 4. The balance of the property is void of any structural development.

STAFF REVIEW:

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

Zoning: The property is located in Pennington County and is currently zoned Suburban Residential District. Utilizing on-site wastewater systems requires a minimum lot size of 20,000 square feet. The proposed lots range in size from 1.76 acres to 2.64 acres which meets the minimum lot size requirement of the Suburban Residential District.

Phasing Plan: A Phasing Plan must be submitted identifying the proposed phase(s) of development. In addition, the Phasing Plan must comply in lot configuration and road layout as the initial Layout Plat or a revised Master Plan must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, the Phasing Plan and Master Plan be submitted for review and approval.

Water Plan: The applicant has submitted a water plan identifying that a community water system will serve the proposed development. However, the proposed three inch mains must be replaced with eight inch mains. In addition, geotechnical recommendations for corrosion control for the metal fittings must be submitted for review and approval. Well calculations must also be submitted for review and approval demonstrating that the community well provides sufficient residential and fire flow needs. In addition, the location of fire hydrants must be shown. A community water system agreement must also be submitted for review and approval. In addition, the plat document must be revised to show a water main utility easement on Lots 4 and 5. Staff is recommending that the water plan be revised as identified and submitted for review and approval prior to Preliminary Plat approval by the City Council.

Sewer Plan: The applicant has indicated that each lot will utilize an individual on-site wastewater system. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems be submitted for review and approval. In particular, percolation must be submitted for review and approval including the location of the percolation holes.

Drainage: The drainage plan identifies a detention cell will be utilized to detain flows generated from the development. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a site plan showing the location of the detention cell on the overall site be submitted for review and approval. In addition the site plan must show the outlet pipe location as it extends from the pond.

High Divide Circle: The applicant has submitted road construction plans for High Divide Circle in compliance with the previously noted Variance to the Subdivision Regulations which waived the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer. However, the radius of the curve along High Divide Circle must be adjusted to

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provide a 100 foot radius in lieu of the proposed 26 foot radius as per the Street Design Criteria Manual. Staff is recommending that prior to Preliminary Plat approval by the City Council, the radius must be adjusted as identified or an Exception must be obtained.

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