

STAFF REPORT
May 5, 2005

No. 05PL065 - Layout and Preliminary Plat

ITEM 17

GENERAL INFORMATION:

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| PETITIONER | Gordon Howie |
| REQUEST | No. 05PL065 - Layout and Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Lot 3 of Block 22 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 3A, 3B and 3C of Block 22 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .721 acres |
| LOCATION | southwest corner of the intersection of Williams Street and 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 | 4/8/2005 |
| REVIEWED BY | Renee Catron-Blair / David L. Johnson |

RECOMMENDATION:

Staff recommends that the Layout and Preliminary Plat be continued to the May 26, 2005 Planning Commission Meeting to allow the applicant to submit a required Variance to the Subdivision Regulations.

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to subdivide approximately .721 acres into three four-plex lots. On April 19, 2004, the City Council approved a Layout and Preliminary Plat (#04PL003) to subdivide the subject property into three residential lots, one of which is the subject property. 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 #05SV025.)

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The subject property is located southwest of the intersection of Williams Street and Reservoir Road. Currently, there are three attached four-plex structures and associated parking on the property.

STAFF REVIEW:

Staff has reviewed the Layout and 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 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 curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained.

Access Easement: The common access easement is classified as a lane/place street requiring that the street be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations. A Variance to the Subdivision Regulations to waive the requirements for installing pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the north lot lines will need to be submitted. As such, staff is continuing this Layout and Preliminary Plat so they may be considered together. Prior to Preliminary Plat approval by the City Council a cost estimate must be submitted for review and approval for the road improvements as well as Subdivision Inspection Fees paid upon Final Plat.

Easement: An existing fire hydrant appears to be located on Lot 3B next to Williams Street. Staff is recommending that an easement be dedicated for the fire hydrant on this plat.

Subdivision Improvements: Plans for subdivision improvements have been submitted in conjunction with the previous Layout and Preliminary and Final Plat (#04PL003 and #04PL054) to subdivide the subject property. Subdivision inspection fees and surety for incomplete subdivision improvements associated with those plans were posted at that time. Since that plat document was approved, the lane pavement markings have not been installed as required at Reservoir Road and Williams Street. In addition, the site has not been stabilized since construction. Stabilization and re-vegetation measures need to be installed.

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