

STAFF REPORT
May 5, 2005

No. 05PL066 - Layout and Preliminary Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Lifestyle Homes, Inc.
REQUEST	No. 05PL066 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 4 of Block 18 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B of Block 18 of Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.475 Acres
LOCATION	5482 Savannah Street
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 approved with the following stipulation:

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.

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to subdivide approximately 0.475 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 County requiring a minimum lot size of 6,500 square feet. The proposed lots meet this requirement. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and planting screen

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along Reservoir Road as it abuts the subject property. (See companion item #05SV026.)

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 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 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 be installed 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. The surety will expire on October 19, 2005.

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