

STAFF REPORT
May 26, 2005

No. 05PL072 - Preliminary Plat

ITEM 65

GENERAL INFORMATION:

PETITIONER	Renner and Associates for Pete Lien and Sons
REQUEST	No. 05PL072 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot A, B, and C of Keller Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lien Tract and Lot AR, Keller Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 43.17 acres
LOCATION	The old Dog Track on North Highway 79
EXISTING ZONING	General Commercial District - Heavy Industrial District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District - General Agriculture District (Pennington County)
South:	General Agriculture District - Highway Service District (Pennington County)
East:	Limited Agriculture District - General Commercial District - Suburban Residential District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	4/20/2005
REVIEWED BY	Vicki L. Fisher/Michelle Horkey

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the June 9, 2005 Planning Commission meeting to allow staff to review a recently submitted revised Preliminary Plat document

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure three lots. In addition, the applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along S.D. Highway 79 and to waive the requirement to install curb, gutter, sidewalk, street light

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conduit, water, sewer and pavement along the balance of the section line highway located along the south lot line of the subject property. (See companion items 05VR004 and 05SV027.)

The subject property is located in the northwest corner of the intersection of Universal Drive and S.D. Highway 79. The property was the previous site of the greyhound dog racing track. Currently, a portion of the facility is still located on the property.

STAFF REVIEW:

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

Zoning: The property is located outside of the City limits within Pennington County and is currently zoned General Commercial District and Heavy Industrial District. The Pennington County Planning Department has indicated that the three reconfigured lots meet the minimum lot size requirements of the two respective districts.

S.D. Highway 79: S.D. Highway 79 is located along the east lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plat requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, S.D. Highway 79 is located in a 130 foot wide right-of-way with a 45 foot wide paved surface. Staff is recommending that upon submittal of a Preliminary Plat application, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: The Preliminary Plat identifies a section line highway located along the south lot line of the subject property. The section line highway is classified as a commercial street requiring that it be 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 must be obtained or the section line highway must be vacated. (As previously indicated, the applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property.)

Universal Drive: The Major Street Plan identifies the extension of Universal Drive, a collector street, within that portion of the section line highway excluded from the Vacation request. In addition, the Major Street Plan identifies Universal Drive extending north and west from the section line highway to the west lot line of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Universal Drive must be submitted for review and approval. In particular, the road construction plans must show Universal Drive located in a minimum 60 foot right-of-way and constructed with a minimum 24 foot wide paved surface or a Variance to the Subdivision Regulations must be obtained. In addition, a Comprehensive Plan amendment to the Major Street Plan relocating and/or eliminating the collector street must be reviewed and approved;

Forty Foot Wide Right-of-way: A 40 foot wide right-of-way is located along the north lot line of the subject property. The right-of-way is classified as a commercial street requiring that it be

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located in a minimum 59 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained

Wastewater: The applicant has indicated that a private wastewater system will serve the proposed lot(s). As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council.

The Pennington County Planning Department has indicated that a note must be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit". Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Water: The applicant has indicated that a private on-site water system will serve the proposed lot. Staff is recommending that prior to Preliminary Plat approval by the City Council,, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, data to confirm that the private water system has sufficient flows and water quality must be submitted for review and approval. If a shared well is proposed then it must be designed as a public water system. In addition, the plat document must be revised to show utility easement(s) as needed.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

Revised Plat Document: On May 19, 2005, the applicant submitted a revised Preliminary Plat document eliminating two of the southern lots from the proposed development. As such, staff is recommending that the Preliminary Plat be continued to the June, 9, 2005 Planning Commission meeting to allow staff time to review the revised plat document.