

STAFF REPORT
February 9, 2006

No. 05PL232 - Preliminary Plat

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dennis Johnson
REQUEST	No. 05PL232 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.85 acres
LOCATION	2600 Cavern Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Low Density Residential District - Planned Unit Development (Pennington County)
East:	Limited Agriculture District (Pennington County) - Planned Unit Development (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water, sewer
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

- 1. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation or curb, gutter, street light conduit, water, sewer and additional pavement along Cavern Road shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Prior to Preliminary Plat approval by City Council, road construction plans showing the installation or curb, gutter, street light conduit, water, sewer, 27 feet of pavement for the access easement shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;**
- 3. Prior to Preliminary Plat approval by City Council, the plat document shall be**

- revised to secure an easement for a turn-around with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface for fire apparatus at the end of Cavern Road;
4. **Prior to Preliminary Plat approval by City Council, road construction plans for the turn-around with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface for fire apparatus at the end of Cavern Road shall be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained;**
 5. **Prior to Preliminary Plat approval by City Council, a drainage, grading and erosion control plan for any required improvements shall be submitted for review and approval;**
 6. **Prior to Preliminary Plat approval by City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval;**
 7. **Prior to Preliminary Plat approval by City Council, plans for the septic system on Lot A shall be submitted for review and approval;**
 8. **Prior to submittal of the Final Plat application, a note shall be placed on the plat document stating that “a reserve drainfield area shall be identified upon submittal of a building permit” and that “all future on-site wastewater disposal systems should be mound systems, holding tanks or evapotranspiration systems only”;**
 9. **Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and**
 10. **Upon submittal of the Final Plat, 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, February 1, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Preliminary Plat be continued to the February 9, 2006 Planning Commission to allow the applicant time to provide the requested information.**

(Update, January 18, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Preliminary Plat be continued to the January 26, 2006 Planning Commission to allow the applicant time to provide the requested information.

The applicant has submitted a Preliminary Plat to subdivide a 15.85 acre lot into two lots, sized approximately eight acres and seven acres respectively. The property is located off South Dakota Highway 44 on Cavern Road. At present there is a single family residence, garage, and barn located on proposed Lot B and a gift shop located on proposed Lot A.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (See companion item 05SV080) to waive the requirement to install curb, gutter, sidewalks, street light conduit, water, sewer and additional pavement along Cavern Road as it abuts the subject property. The property was rezoned on September 28, 2004 from Limited Agricultural District to a Planned Unit Development by Pennington County. A Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, streetlight conduit, water, sewer

and pavement along Cavern Road south of the proposed plat was approved with stipulations by the City Council on November 15, 2004 (04SV060).

STAFF REVIEW:

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

Cavern Road: Cavern Road is located along the east side of the subject property and 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. The Fire Department has determined that the property lies within a moderate/high/extreme fire hazard area. In accordance with the Street Design Criteria Manual Section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. Currently, Cavern Road is located in a 66 foot wide county easement with an approximate 24 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for Cavern Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Access Easement: The Preliminary Plat identifies an access easement along the southwest lot line of the subject property. The access easement is identified as a lane/place street requiring that it be constructed in a minimum 49 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. The Fire Department has determined that the property lies within a moderate/high/extreme fire hazard area. In accordance with the Street Design Criteria Manual Section 2.3.1, any streets in this area must be built to sub-collector standards of a minimum 52 foot right-of-way and constructed with a 27 foot paved surface. Currently, the Access Easement is located in a 66 foot wide county easement with a 20 foot graveled surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the Access Easement shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Turn-around: The Preliminary Plat identifies that Cavern Road terminates at the applicant's property; as such the plat document shall be revised to secure an easement for a turn-around with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface for fire apparatus. Prior to City Council approval, road construction plans for the emergency turn-around shall be submitted for review and approval as identified of a Variance to the Subdivision Regulations shall be obtained.

Drainage: As part of the Preliminary Plat application, a grading, erosion and a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided. The plat document must show any drainage easements as needed. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval prior to City Council approval.

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Wastewater Disposal Systems: Prior to City Council approval, information is requested for an adequate area for a septic system as well as a reserve septic system that will meet the South Dakota State Regulations. The property is located within the Madison Aquifer vulnerability area and requires on-site wastewater disposal plans prepared by a Registered Professional Engineer for review and approval if septic systems are proposed. Plans must be submitted showing an evapotranspiration system or holding tank wastewater disposal systems. In addition, plans for an evapotranspiration system will need to be submitted to the Department of Environment and Natural Resources for review and

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows, depth of wells and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by City Council as required by City ordinance to ensure separation from well water as per South Dakota Regulations. Staff recommends that prior to City Council approval a water source for Lot A shall be identified and submitted for review and approval.

Site Plan: Prior to City Council approval, a revised site plan must be submitted identifying existing structures, well location, septic systems and existing and any proposed approaches along Cavern Road. In addition, an intermediate fire turnaround must be shown at the terminus of Cavern Road. It appears that the current garage may interfere with the required turnaround.

Subdivision Improvements: **Surety for incomplete subdivision improvements must be posted prior to Final Plat submittal along with subdivision inspection fees.**

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