

STAFF REPORT
April 6, 2006

No. 06PL011 - Preliminary Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	D.C. Scott Surveyors, Inc., for William Morrison
REQUEST	No. 06PL011 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Parcel B of Lot 3, located in the SW1/4 SW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Morrison Subdivision (formerly Parcel B of Lot 3), located in the SW1/4 SW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.32 acres
LOCATION	Adjacent to the north side of Green Valley Drive and east of Reservoir Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	1/27/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be **continued to the April 20, 2006 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS:

(Update, March 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the March 23, 2006 Planning Commission meeting to allow the applicant to submit soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems. As of this writing, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the April 6, 2006 Planning Commission meeting if this information has not been submitted. Please note that no other part of this Staff Report has been revised.

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The applicant has submitted a Preliminary Plat to subdivide the subject property into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter sidewalk, street light conduit, water, sewer and additional pavement; and, to provide a ten foot wide planting screen easement along Green Valley Drive as it abuts the subject property. (See companion item #06SV004.)

On July 18, 2005, the City Council denied without prejudice a Layout Plat to subdivide the subject property into five lots. The Pennington County Commissioners had also denied a rezoning request to change the zoning designation of the subject property from Limited Agriculture to Suburban Residential District. In particular, the County Commissioners recommended that the property be rezoned to a Planned Unit Development with a maximum density of three lots. The property has, subsequently, been rezoned from Limited Agriculture District to a Planned Unit Development to allow the three lots as shown on this Preliminary Plat.

The property is located approximately 250 feet east of the intersection of Reservoir Road and Green Valley Drive on the north side of Green Valley Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Drainage: Prior to Preliminary Plat approval by the City Council, a drainage plan with appropriate calculations be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

An irrigation ditch currently extends through the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the irrigation ditch within an easement. In particular, the easement must be adequately sized to allow for ditch access and maintenance.

Sewer: The applicant has indicated that individual on-site wastewater systems will be proposed for each lot. However, this area has a history of high ground water which has resulted in the pollution of wells. As such, staff is recommending that prior to Planning Commission approval, soils information identifying the depth to ground water and percolation information demonstrating that the soils are suitable for on-site wastewater systems be submitted for review and approval.

The Subdivision Regulations require that a sewer main and service lines be provided within the adjacent right-of-way to serve the property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Water: The applicant has indicated that the property will be served by private well(s). However, the proposed water system must be constructed and designed to provide adequate fire and domestic flows. The Fire Department has indicated that a well without a reservoir will not

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provide fire flow protection. As such, staff is recommending that a note be placed on the plat stating that all residential structures be sprinklered.

The Subdivision Regulations require that a water main and service lines be provided within the adjacent right-of-way to serve the property. As such, 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 and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Green Valley Drive: The Preliminary Plat identifies Green Valley Drive located along the south lot line. Green Valley Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Green Valley Drive is located in a 66 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Green Valley Drive be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show the dedication of one additional foot of right-of-way.

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