

STAFF REPORT  
September 21, 2006

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**No. 06PL144 - Preliminary Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	enVision Design, Inc.
REQUEST	<b>No. 06PL144 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the E1/2 NE1/4, Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 7, Block 1; and Lots 3 thru 18, Block 2, Silver Spur Estates, and dedicated Stirrup Court Right-of-Way, located in the E1/2 NE1/4, Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.13 acres
LOCATION	At the southern terminus of Stirrup Court
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County) - Low Density Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 17 residential lots as Phase Two of the Silver Spur Estates.

On April 19, 2004, the City Council approved a Layout Plat to subdivide 64.19 acres into 25 residential lots which included the subject property. On May 17, 2004, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Peregrine Point Place, and, to install curb, gutter, sidewalk, street conduit, sewer and water along Sheridan

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Lake Road and the internal streets with the following stipulations:

- 1) That a sidewalk be provided along one side of the internal street(s);
- 2) The lot approaches along the internal streets shall be constructed as part of the subdivision improvements to assure that an adequately sized culvert as per engineering analysis is installed and properly located;
- 3) Erosion control measures shall be provided in the ditches as needed;
- 4) Upon submittal of a Preliminary Plat application, the plat document shall be revised to dedicate an additional 17 feet of right-of-way along Sheridan Lake Road; and,
- 5) Prior to Preliminary Plat approval by the City Council, the applicant shall sign a waiver of right to protest any future assessments for the improvements.

In addition, an Exception was granted to allow a 1,650 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual contingent upon the implementation of a Wild Fire Hazard Mitigation Plan and the cul-de-sac bulb being located at the end of the street with a minimum 110 foot diameter right-of-way and constructed with a minimum 90 foot diameter paved surface.

On February 21, 2005, the City Council approved a Preliminary Plat to create eight residential lots as Phase One of Silver Spur Estates and on September 21, 2006, a Final Plat was approved for the eight lots.

The property is located at the southern terminus of Stirrup Court and is currently void of any structural development.

**STAFF REVIEW:**

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

**Stirrup Court:** Stirrup Court extends south from Sheridan Lake Road and serves as access to the subject property. During the review and approval of the Preliminary Plat for Phase One of the development, an Exception was granted to allow a 1,650 foot long cul-de-sac with no intermediate turnarounds in lieu of a maximum 500 foot long cul-de-sac with intermediate turnarounds every 600 feet as per the Street Design Criteria Manual contingent upon the implementation of a Wild Fire Hazard Mitigation Plan and the cul-de-sac bulb being located in a minimum 110 foot diameter right-of-way and constructed with a minimum 90 foot diameter paved surface.

This Preliminary Plat identifies the length of the cul-de-sac as 2,400 feet in lieu of the previously approved 1.650 foot long cul-de-sac. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception be obtained to allow the 2,400 foot long cul-de-sac with no intermediate turnarounds or the plat document must be revised accordingly.

Staff has also noted that the construction plans for Stirrup Court identify a vertical curve in excess of that allowed by the Street Design Criteria Manual standards. As such, staff is recommending that the construction plans be revised accordingly prior to Preliminary Plat approval by the City Council or an Exception to the Street Design Criteria Manual must be obtained.

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Wastewater: The applicant has indicated that each lot will utilize an individual on-site wastewater system. However, the property is located within the Madison Aquifer recharge area. The Pennington County Planning staff has noted that soils information submitted in Phase One as a part of their building permit and on-site wastewater application(s) have generally demonstrated that the soils are not sufficient for conventional septic tanks and drainfield systems. In particular, evapotranspiration systems have been utilized. As such, the Pennington County Planning staff is recommending that a note be placed on the plat stating that soil conditions may require that a non-conventional on-site wastewater system be utilized and that the system be designed and inspected by a Professional Engineer. Staff is recommending that the note be placed on the plat document prior to submittal of a Final Plat application.

The Pennington County Planning staff is also recommending that a note be placed on the plat stating that "Prior to obtaining a Building Permit for a residence on any of the properties, two suitable on-site wastewater system areas shall be identified with accompanying percolation tests and soil profiles. Soil profiles shall show that proper soil separation can be obtained as outlined in State Administrative Rule 74:53:01:15. Percolation tests shall meet acceptable rates as shown in State Administrative Rule 74:53:01:32. If the percolation and soil profile information do not meet these requirements, an alternative system approved by the South Dakota Department of Environment and Natural Resources may be used. As a last resort Pennington County may approve the use of holding tanks."

Drainage: The Pennington County Highway Department staff has noted that the proposed one foot deep ditches along Stirrup Court are not deep enough to install an approach culvert that meets Pennington County Ordinance 14 standards. As such, the construction plans must be revised to show a minimum ditch depth of two feet to allow an 18 inch culvert to be installed as required. In addition, staff has noted that drainage calculations for the proposed storm sewer must be submitted for review and approval. Staff is recommending that the Preliminary Plat be continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit revised construction plans and additional drainage calculations for review and approval as identified.

Water Plan: The applicant has indicated that a separate well will serve this Phase of the development. To date, well calculations demonstrating that sufficient residential and fire flows are being provided have not been submitted for review and approval. As such, staff is recommending that the Preliminary Plat be continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit the additional information as required.

Staff is recommending that the Preliminary Plat be continued to the October 5, 2006 Planning Commission meeting to allow the applicant to submit the additional information as identified above.