

STAFF REPORT
June 23, 2011

No. 11PL033 - Preliminary Plat

ITEM 4

GENERAL INFORMATION:

APPLICANT	James Steele
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Michael Sweet
REQUEST	No. 11PL033 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	That portion of the SE1/4 SE1/4 SE1/4 of Section 25, T2N, R6E, BHM lying south and west of Lot H-1 of said SE1/4 SE1/4 SE1/4 located in the SE1/4 of Section 25, T2N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of S and S Subdivision
PARCEL ACREAGE	Approximately 4.4 acres
LOCATION	Along the south side of Sun Ridge Road west of the intersection of Sun Ridge Road and Aztec Drive
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	5/27/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the location of the well to serve the property shall be identified. In addition, the well and service line shall be secured within a water easement as needed;
2. Prior to submittal of a Final Plat application, a note shall be placed on the plat stating that a residential fire sprinkler shall be provided in all dwelling units or a Covenant Agreement shall be recorded requiring that a residential fire sprinkler be provided in all dwelling

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- units;
3. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal;
 4. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the shared water facility for review and approval; and,
 5. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

COMMENTS:

The applicant has submitted a Preliminary Plat to create a 4.4 acre lot leaving a 74.35 acre unplatted balance. The lot is to be known as Lot 1 of S and S Subdivision.

On November 1, 2010, the City Council approved a Layout Plat (File #10PL073) to create the 4.4 acre lot as shown on this plat. In addition, the City Council approved a Variance to the Subdivision Regulations (File #10SV021) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Sun Ridge Road and the section line highway. An Exception was also granted to allow 44 dwelling units with one point of access in lieu of a maximum of 40 dwelling units.

On March 3, 2009, the Pennington County Zoning Board of Adjustment approved a Variance to reduce the minimum lot size requirement in the Limited Agriculture District from 10 acres to 4.4 acres for the proposed lot as shown on this plat document.

The property is located along the south side of Sun Ridge Road, west of the intersection of Sun Ridge Road and Aztec Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Water: The applicant has submitted water information identifying that a shared well will serve the proposed lot. Prior to Preliminary Plat approval by the City Council, the location of the well to serve the property must be identified. In addition, the well and service line must be secured within a water easement if located outside of the boundaries of the proposed plat.

The applicant has submitted a well report for the shared well identifying 10 gallons per minute available water flow which is inadequate to support manual firefighting efforts. As such, a residential fire sprinkler system must be provided in each dwelling unit. Prior to submittal of a Final Plat application, a note must be placed on the plat stating that a residential fire sprinkler be provided in all dwelling units or a Covenant Agreement must be recorded identifying that a residential fire sprinkler be provided in all dwelling units.

The applicant must also submit proof of the legal entity which will provide the mechanism for maintenance of the shared water facility for review and approval prior to submittal of a Final

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Plat application.

Sun Ridge Road: Sun Ridge Road is located along the north lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that it be located within a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Sun Ridge Road is located within a 60 foot wide right-of-way and constructed with a 24 foot wide chip seal surface. As previously noted, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Sun Ridge Road. The Pennington County Highway Department has indicated that Sun Ridge Road is not a County Road and, as such, the applicant is responsible for maintenance of the road.

Staff recommends that prior to submittal of a Final Plat application, the applicant submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.