

STAFF REPORT
November 7, 2013

No. 13PL102 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	GBT Realty Corporation
AGENT	Rich Marsh - CETEC Engineering Services, Inc.
PROPERTY OWNER	Jerry and Donna Olson
REQUEST	No. 13PL102 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Paul Subdivision, less Utility Lot 1, less Lot AR, Less Lot B, Less Lot WR of the NE1/4 of the NE1/4, less Lot H2, H3, H4 and less right-of-way of Paul Subdivision, located in Section 15, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot C of Tract 1 of Paul Subdivision
PARCEL ACREAGE	Approximately 1.498 acres
LOCATION	At the southeast corner of the intersection of South Dakota Highway 44 and Longview Road
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Limited Agricultural District (Pennington County)
South:	Limited Agricultural District (Pennington County) - General Agricultural District
East:	Suburban Residential Development (Pennington County) - Limited Agricultural District (Pennington County)
West:	Limited Agricultural District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	September 26, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Development Engineering Plan application, the plat document shall

STAFF REPORT
November 7, 2013

No. 13PL102 - Preliminary Subdivision Plan

ITEM 2

- be revised to provide the necessary separation between the intersection of Longview Road and S.D. Highway 44 and a future approach to the proposed lot along Longview Road as per the South Dakota Department of Transportation requirements;
2. Upon submittal of a Development Engineering Plan application, construction plans for Longview Road shall be submitted for review and approval showing the installation of curb, gutter, sidewalk and street light conduit or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, construction plans for S.D. Highway 44 shall be submitted for review and approval showing the installation of curb, gutter, sidewalk and street light conduit or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, fire flow data shall be submitted for review and approval verifying that adequate fire flow is being provided or additional water infrastructure shall be provided to meet the minimum fire flow requirements or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 5. Upon submittal of a Development Engineering Plan application, drainage information shall be submitted for review and approval confirming that drainage through the Murphy Ditch during the 100 year storm is contained within the existing 15 foot easement or the plat document shall be revised to dedicate additional easement width. In addition, a drainage plan addressing subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
 6. Upon submittal of a Development Engineering Plan application, a grading plan and an erosion and sediment control plan shall be submitted for review and approval if subdivision improvements are required;
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of an 8 foot wide interior lot line minor drainage and utility easement;
 8. Prior to submittal of a Final Plat application, the proposed lot shall be rezoned from Limited Agriculture District to General Commercial District in order to meet the minimum lot size requirement of the Pennington County Zoning Ordinance;
 9. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval if subdivision improvements are required;
 10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 1.498 acre lot, leaving a non-transferable balance. The lot is to be known as Lot C of Tract 1, Paul Subdivision.

The property is located at the northeast corner of the intersection of S.D. Highway 44 and Longview Road. Currently, a house and two sheds are located on the non-transferable

STAFF REPORT
November 7, 2013

No. 13PL102 - Preliminary Subdivision Plan

ITEM 2

balance. The proposed lot is currently void of any structural development; however, a site plan has been provided showing the future construction of a dollar store on the lot.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is located outside of the City limits but within the City's three mile platting jurisdiction and is currently zoned Limited Agriculture District by Pennington County. The applicant has submitted a Rezoning request with Pennington County to change the zoning designation of the proposed lot from Limited Agriculture District to General Commercial District. Since the County's Limited Agriculture District requires a minimum lot size of 10 acres and the proposed lot size is 1.498 acres, the rezoning must be approved and effective prior to submittal of a Final Plat application.

S.D. Highway 44: S.D. Highway 44 is located along the south lot line and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, S. D. Highway 44 is located in a variable right-of-way width from 150 feet to 220 feet with a variable pavement width of approximately 68 feet and water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for S.D. Highway 44 must be submitted for review and approval showing the installation of curb, gutter, sidewalk and street light conduit or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Longview Road: Longview Road is located along the south lot line and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Longview Road is located in a 100 foot wide right-of-way and constructed with a 40 foot wide paved surface, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Longview Road must be submitted for review and approval showing the installation of curb, gutter, sidewalk and street light conduit or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Access: South Dakota Department of Transportation has indicated that the intersection of S.D. Highway 44 and Longview Road will be signalized in the future. As such, a minimum separation of 200 feet must be provided from the intersection to the proposed approach along Longview Road. The current dimensions of the lot will not provide sufficient

STAFF REPORT
November 7, 2013

No. 13PL102 - Preliminary Subdivision Plan

ITEM 2

separation between the intersection and a future approach. As such, prior to submittal of a Development Engineering Plan application, the plat document must be revised to provide the necessary separation between the intersection and a future approach to the proposed lot as per the South Dakota Department of Transportation requirements;

Drainage: Murphy Ditch is located within the southern portion of the property. The proposed plat identifies the Murphy Ditch located within a 15 foot wide easement. Upon submittal of a Development Engineering Plan application, drainage information must be submitted for review and approval confirming that drainage through the Murphy Ditch during the 100 year storm is contained within the existing 15 foot easement or the plat document must be revised to dedicate additional easement width. In addition, a drainage plan addressing subdivision improvements must be submitted for review and approval if subdivision improvements are required.

Utilities: The property is located within the Rapid Valley Sanitary District. Upon submittal of a Development Engineering Plan application, fire flow data must be submitted for review and approval verifying that adequate fire flow is being provided or additional water infrastructure must be provided to meet the minimum fire flow requirements or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.