

STAFF REPORT

November 22, 2000

PLAT #00PL101 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	James L. Olesen
REQUEST	PLAT #00PL101 - Layout Plat
LEGAL DESCRIPTION	Tract B of Olesen Subdivision located in the NW1/4 of the SW1/4 of Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.66 Acres
LOCATION	Approximately two miles south of South Dakota Highway 44 on Reservoir Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the **January 4, 2001** Planning Commission meeting to allow the petitioner to submit the additional required information.

GENERAL COMMENTS: **This Staff Report has been revised as of 11/15/00. New or revised text is shown in bold print.** This Layout Plat proposes to plat a 6.7 acre lot out of an existing 61 acre parcel of land. The property is located on the east side of Reservoir Road near its intersection with Lamb Road to the south. The subject property is located outside of the City limits but is within the three mile platting area. A similar Preliminary and Final Plat request was submitted for this property in 1999 and was denied by the City Council on June 29, 1999. That plat proposed to create a five acre lot in the same location but with a different lot configuration. The plat was denied by the City Council due to site visibility concerns with the proposed driveway access onto Reservoir Road. Reservoir Road crests on top of a relatively steep hill a short distance to the south of the subject property. A site visibility analysis prepared by the petitioner's engineer in 1999 demonstrated that the City's minimum site distance requirements could not be met. The petitioner at that time desired a Special Exception to the Street Design Criteria Manual in order to develop the approach and offered

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to install warning signage on Reservoir Road. The City Council determined at that time that signage alone was not an effective alternative to this safety problem and so that plat was denied.

STAFF REVIEW: Staff has reviewed this proposed Layout Plat and has noted that the same safety concern exists with the proposed approach location onto Reservoir Road. The petitioner must provide Staff with an acceptable engineering alternative to address this safety issue before the plat may proceed.

Staff has also noted that a site plan must be submitted showing the following items: distance to nearest adjacent approach locations, any structures that exist on the property and the nearest structures on adjacent properties, the location of the proposed water supply and the location of wells on adjacent properties, and the location of the proposed septic system and drainfield on the subject property and adjacent properties. This information is needed in order to ensure that all applicable setback requirements can be met with the platting of this lot.

This plat was continued by the Planning Commission on October 26, 2000 to allow the petitioner time to submit the above information. This information has not yet been submitted and so Staff is again recommending that this request be continued. To be considered at the January 4, 2001 meeting, the required information must be submitted by December 8, 2000.