

STAFF REPORT

March 4, 2004

No. 04PL008 - Preliminary Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Prairiefire Investments, LLC
REQUEST	No. 04PL008 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The SE1/4 NE1/4 less Eisenbraun Subdivision, less Winton Subdivision and less right-of-way; the east 54.4 feet of the SW1/4 NE1/4 in Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6 of Block 2 of Winton Subdivision, and dedicated Miscanthus Street right-of-way; located in the SE1/4 NE1/4 of Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.019 acres
LOCATION	The west side of Anderson Road and south of Southside Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Limited Agriculture District (County)
East:	General Agriculture District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	02/05/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for Anderson Road shall be submitted for review and approval. In particular, the construction plans shall show Anderson Road located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

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2. Prior to Preliminary Plat approval by the City Council, road construction plans for Miscanthus Street shall be submitted for review and approval. In particular, the road construction plans shall show Miscanthus Street located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, percolation information prepared by a Professional Engineer shall be submitted for review and approval. In addition, the report shall identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system
4. Prior to Preliminary Plat approval by the City Council, the water source shall be identified. If a shared well is proposed than it shall be designed as a public water system or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to show utility easement(s) as needed;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
6. Prior to submittal of the Final Plat, a different street name for Miscanthus Street shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved street name;
7. Prior to submittal of the Final Plat, an approach permit must be obtained from the Pennington County Highway Department for the proposed driveway off Miscanthus Street;
8. Upon submittal of the Final Plat, the plat document shall be revised eliminating the "Certificate of Planning Director";
9. Upon submittal of the Final Plat, a note shall be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit"; and,
10. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create a 1.019 acre lot leaving a 27.761 acre non-transferable balance. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to construct street light conduit, water, sewer and pavement along Miscanthus Street and Anderson Road and to allow platting half a right-of-way for Anderson Road. (See companion item #04SV007.)

On October 4, 1999, a Layout Plat was approved to subdivide 67.5 acres into 58 residential lots, including the subject property. In addition, a Variance to the Subdivision Regulations was approved waiving the requirement to construct curb, gutter and sidewalk along Anderson Road.

The subject property is located approximately one half mile south of the Southside Drive/Anderson Road intersection on the west side of Anderson Road. Currently, a single family residence is located on the property.

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STAFF REVIEW:

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

Anderson Road: Anderson Road is located along the east lot line of the subject property. Anderson Road is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Anderson Road is located in a 66 foot wide right-of-way. The applicant is proposing to plat the western 33 feet of the section line highway and to dedicate an additional five foot of right-of-way from the subject property. Staff is recommending that construction plans for Anderson Road be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations be obtained.

Miscanthus Street: Miscanthus Street is located along the south lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The plat document identifies the dedication of the 52 foot wide right-of-way; however, construction plans have not been submitted. Staff is recommending that construction plans for Miscanthus Street be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations shall be obtained.

The Pennington County Highway Department has indicated that an approach permit must be obtained for the driveway off Miscanthus Street prior to the construction of the approach. In particular, the culvert size must be submitted for review and approval.

Wastewater: The applicant has indicated that a private wastewater system serves the proposed lot. As such, staff is recommending that percolation information prepared by a Professional Engineer be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the report must identify the depth to seasonal high ground water and general suitability of the site for the proposed on-site wastewater system.

Water: The applicant has not identified the water source serving the existing residence located on the subject property. If the water source is a well and the well serves more than one lot, then the well must be designed as a public water system as per the Subdivision Regulations or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show a utility easement for the water line as needed.

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