

STAFF REPORT
June 10, 2004

No. 04PL068 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Centerline Inc. for Magheramore, LLC
REQUEST	No. 04PL068 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	That portion of the NE1/4 lying west of railroad right-of-way; N1/2 NW1/4; SE1/4 NW1/4; NE1/4 SW1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota; that portion of the NE1/4 NE1/4 lying east of Old Folsom Road, Section 33, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 9, Block 1, Darlington Estates, located in the Section 34, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 106 acres
LOCATION	Southeast of the intersection of Lamb Road and Old Folsom Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)/Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	05/14/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a sediment and erosion control plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information identifying the pavement design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall address the road ditch and

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- culvert crossing designs as well as increased run-off and changes in grading specific to the development. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, data to confirm that on-site well(s) have sufficient flows and water quality shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the City Council, percolation information representative of the subject property shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by the City Council, construction plans for the north-south section line highway shall be submitted for review and approval. The section line highway shall be constructed to City standards with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained to waive the street improvement or the section line highway shall be vacated or re-located;
 7. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a "No Outlet" sign at the start of the cul-de-sac bulb for Kimberwick Drive;
 8. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of an additional 17 feet of right-of-way along Old Folsom Road or a Variance to the Subdivision Regulations shall be obtained;
 9. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
 10. Prior to Preliminary Plat approval by the City Council, the applicant shall sign a waiver of right to protest the future assessment for the construction of curb, gutter, street light conduit, water and sewer along the interior streets and Old Folsom Road and Lamb Road as they abut the subject property;
 11. Prior to submittal of a Final Plat, an alternate road name for Pelham Place shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 12. Prior to submittal of a Final Plat, the plat document shall be revised to show title certificates for a Final Plat;
 13. Prior to submittal of a Final Plat, the plat document shall be revised to show a non-access easement along the first 115 feet of Pelham Place and Kimberwick Drive as they extend south from Lamb Road as per the Street Design Criteria Manual;
 14. Prior to submittal of a 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";
 15. Upon submittal of the Final Plat, a road maintenance agreement for Pelham Place and Kimberwick Drive shall be submitted for review and approval;
 16. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
 17. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create nine residential lots. The property is located in the southeast corner of the Old Folsom Road/Lamb Road intersection and is

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currently void of any structural development.

On January 19, 2004, the City Council approved a Layout Plat to subdivide the subject property into nine residential lots as identified on this Preliminary Plat. In addition, a Variance to the Subdivision Regulations to waive the requirement to improve Lamb Road and Old Folsom Road as they abut the subject property was approved with the stipulation that the applicant sign a waiver of right to protest any future assessments for the improvements. In addition, a Variance to the Subdivision Regulations was approved to waive the requirement that the two interior streets, Pelham Place and Kimberwick Drive, be improved with curb, gutter, street light conduit, water and sewer with the stipulations that the streets be improved with a minimum 20 foot wide paved surface and that the applicant sign a waiver of right to protest any future assessments for the improvements prior to Preliminary Plat approval. A Variance to the Subdivision Regulations to waive the requirement to improve a north-south section line highway was, however, denied. In addition, a Special Exception to the Street Design Criteria Manual was granted to allow a 1,350 foot long cul-de-sac without intermediate turnarounds in lieu of a 1,200 foot long cul-de-sac with intermediate turnarounds every 600 feet. (See File #03PL122 and 03SV049.)

STAFF REVIEW:

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

Drainage: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must address the road ditch and culvert crossing designs as well as increased run-off and changes in grading specific to the development. In addition, a sediment and erosion control plan must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan and a sediment and erosion control plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

Water and Wastewater: The applicant has indicated that the subject property will be served by on-site wells and wastewater systems. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, data confirming that on-site well(s) have sufficient flows and water quality must be submitted for review and approval. In addition, percolation information representative of the subject property must be submitted for review and approval. Staff is also recommending that prior to submittal of a Final Plat, a note be placed on the plat document stating that "An alternate drainfield area shall be identified upon submittal of a building permit as requested by Pennington County.

Section Line Highway: A north-south section line highway is located in the western portion of the subject property. As noted above, a Variance to the Section Line Highway to waive the requirement to improve the section line highway was previously denied by the City Council. Due to the close proximity of the section line highway to Old Folsom Road and Lamb Road, the City Council concurred with staff that the section line highway could be relocated to these two road locations. In addition, the applicant has the option of vacating the section line highway. Staff is recommending that the section line highway issue be addressed prior to Preliminary Plat approval by the City Council.

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Old Folsom Road: Old Folsom Road is located along the southwest corner of proposed Lot 2. Old Folsom Road is classified as a principal arterial street on the City's Major Street Plan requiring that the street be constructed with a minimum 100 foot wide right-of-way and a 36 foot wide paved surface with curb, gutter, street light conduit, water and sewer. Currently, Old Folsom Road, as it abuts the subject property, is located in a 66 foot wide right-of-way with an approximate 24 foot wide graveled surface. As previously indicated, a Variance to the Subdivision Regulations was approved waiving the requirement to construct curb, gutter, street light conduit, water, sewer and to improve pavement was approved by the City Council with the stipulation that the applicant sign a waiver of right to protest any future assessments for the improvements prior to Preliminary Plat approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the dedication of an additional 17 feet of right-of-way along Old Folsom Road or a Variance to the Subdivision Regulations must be obtained.

Turnaround: The Preliminary Plat identifies a cul-de-sac turnaround located approximately 300 feet north of the terminus of Kimberwick Drive in lieu of the southern terminus of the street. The applicant has submitted topographic information identifying existing physical constraints that limit the construction of a cul-de-sac at the end of the street. The Fire Department has also indicated that the proposed cul-de-sac will allow fire apparatus turnaround. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to show a "No Outlet" sign at the start of the cul-de-sac bulb.

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