

STAFF REPORT

August 22, 2002

No. 02PL081 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Double E LLC
REQUEST	No. 02PL081 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 17 ob Block 3; Lots 1 and 2 of Block 4; Lots 1 thru 3 of Block 5; Lots 1 thru 9 of Block 6; Tract 2; and Right-of-Way of Fieldstone Drive, Lacebark Lane, Honeysuckle Lane, and Wild Rose Drive, and temporary turnaround easement, Plum Creek Subdivision, located in the E1/2 o the SW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11 acres
LOCATION	East of the intersection of South Valley Drive and Willowbend Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential II w/Planned Residential Development
South:	County
East:	Low Density Residential II w/Planned Residential Development
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. 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

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- red lined drawings shall be returned to the Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan and report shall be submitted for review and approval;
 3. Prior to Final Plat approval by the City Council, the plat document shall be revised to show a non-access easement along Fieldstone Drive and the first fifty feet on all corner lots;

Fire Department Recommendation:

4. The Uniform Fire Code shall be continually met;

Emergency Services Communication Center Recommendation:

5. Prior to Final Plat approval by the City Council, a revised road name for "Wild Rose Drive" shall be submitted for review and approval. In addition, the plat document shall be revised to show the revised road name;

Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, the property shall be rezoned from General Agriculture District to Low Density Residential District II and an Initial and Final Residential Development Plan shall be approved for the property;
7. Prior to Final Plat approval by the City Council, a subdivision estimate form for the uncompleted subdivision improvements shall be submitted for review and approval; and,
8. Prior to Final Plat approval by the City Council, surety for all subdivision improvements shall be posted and the subdivision inspection fees shall be paid

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to create 31 residential lots. In addition, the applicant has submitted a Rezoning request to change the zoning on the subject property from General Agriculture District to Low Density Residential District II. The applicant is also requesting approval of an Initial and Final Residential Development Plan to allow for a combination of single family and townhome development on the subject property. (See companion items #02RZ034 and 02PD039.)

On July 10, 2000, a Layout Plat was approved for a 160 acre parcel to be known as the "Plum Creek Development". The Layout Plat includes the subject property. The property is located east of the intersection of South Valley Drive and Willowbend Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

Zoning: The property is currently zoned General Agriculture District. The General Agriculture District requires a minimum 20 acre lot size for residential development. The proposed lots range in size from .21 acres to .33 acres. As previously indicated, the applicant has submitted an Initial and Final Development Plan to allow for a combination of single family

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and townhome structures on the subject property. As such, staff is recommending that the associated Rezoning request and the Initial and Final Residential Development Plan be approved prior to City Council approval of the Final Plat.

Road Name: The Emergency Services Communication Center has indicated that a revised road name for "Wild Rose Drive" must be submitted for review and approval. In addition, the plat document must be revised to show the revised road name. Staff is recommending that a revised road name be reviewed and approved and the plat document revised accordingly prior to Final Plat approval by the City Council.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Construction Plans: The Engineering Division has indicated that all necessary changes must be made to the construction plans as identified on the red lined drawings. In particular, the drainage plan and report must be revised as shown on the red lined drawings. In addition, the revised drainage plan and report and the red lined drawings must be returned to the Engineering Division prior to Preliminary Plat approval by the City Council.

Southeast Connector: It is anticipated that the Southeast Connector road will be constructed through the western portion of the Plum Creek Development in or around 2004. The Engineering Division has indicated that the construction of the Southeast Connector road through the development as proposed will eliminate the current connection of Willowbend Road to South Valley Drive. The need for a connection between Willowbend Road and the Minnesota Street intersection along the Southeast Connector will need to be considered in conjunction with future phases of the development in order to maintain two points of access to the development. The future alignment of Minnesota Street through the development and extending to the south and east of the property also must be refined and addressed in conjunction with future phases of the development. Even though this is not an issue for consideration as a part of this plat, staff is recommending that the applicant continue to address the above referenced issues as future phases of the development are proposed.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.