

STAFF REPORT  
July 21, 2005

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**No. 05PL122 - Preliminary Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for West River Electric
REQUEST	<b>No. 05PL122 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot A, Tract 1, Paul Subdivision; Lot W located in the NE1/4 NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot AR, Tract 1, Paul Subdivision; Lot WR located in the NE1/4 NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.75 acres
LOCATION	3575 Reservoir Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitation Service
DATE OF APPLICATION	6/22/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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 shall be submitted for review and approval for Reservoir Road. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval for Long View Road. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, water and sewer plans shall be

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- submitted for review and approval. In particular, the construction plans shall show the construction of water service and sanitary sewer lines to the subject property;
4. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed;
  5. 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 Growth Management Department;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  7. Prior to submittal of a Final Plat application, a lot size Variance shall be obtained from the Pennington County Board of Commissioners or the plat document shall be revised accordingly;
  8. Prior to submittal of a Final Plat application, the applicant shall submit a site plan identifying the location of the existing fence along Reservoir Road. In addition, any portion of the fence located in the right-of-way shall be removed;
  9. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Lot AR of Tract 1 of Paul subdivision and Lot WR of the NE1/4 NE1/4 of Section 15, Township 1 North, Range 8 East (formerly Lot A of Tract 1 of Paul Subdivision and Lot W of the NE1/4 NE1/4 of Section 15, Township 1 North, Range 8 East) located in...";
  10. Prior to submittal of a Final Plat application, the plat document shall be revised to include "Lot WR" in Note #1;
  11. Upon submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road or a Variance to the Subdivision Regulations shall be obtained. In addition, the planting screen easement shall not conflict with utility easement(s);
  12. Upon submittal of the Final Plat application, the plat document shall be revised to show the dedication of 12 additional feet of right-of-way along Long View Road or a Variance to the Subdivision Regulations shall be obtained; and,
  13. Upon submittal of the 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.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to reconfigure two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit, sidewalk, curb, gutter, water, sewer and additional pavement along Long View Road and Reservoir Road. (See companion item #05SV047.)

The subject property is located in the southwest corner of the intersection of Reservoir Road and Long View Road and is currently void of any structural development.

**STAFF REVIEW:**

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

**Lot Size:** The property is currently zoned Limited Agriculture District by Pennington County requiring a minimum ten acre lot size. The Preliminary Plat identifies that the lots will be sized, 9.422 acres and 1.333 acres, respectively. Staff is recommending that prior to

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submittal of a Final Plat application, a lot size Variance be obtained from the Pennington County Board of Commissioners reducing the lots as identified on the plat document or the plat document must be revised accordingly.

Reservoir Road: Reservoir Road is located along the east lot line and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Reservoir Road is located in a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface, water and sewer. The Preliminary Plat identifies the dedication of 17 additional feet of right-of-way for Reservoir Road as it abuts the subject property. The balance of the required right-of-way will be obtained from adjacent property in the future upon development of that site. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, sewer and street light conduit or a Variance to the Subdivision Regulations must be obtained.

Long View Road: Long View Road is located along the north lot line and is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way. Currently, Long View Road is located in a 71 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface, water and sewer. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations must be obtained. In addition, upon submittal of the Final Plat application, the plat document must be revised to show the dedication of 12 additional feet of right-of-way along Long View Road or a Variance to the Subdivision Regulations must be obtained.

Drainage: Prior to Preliminary Plat approval by the City Council, a Drainage Plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the existing drainage easement located on proposed Lot AR is sufficiently sized. In addition, the plat document must be revised to provide additional drainage easement(s) if needed.

Planting Screen Easement: The Subdivision Regulations requires that a 10 foot wide planting screen easement be provided along all arterial streets within a residential development. The Preliminary Plat does not show the required planting screen easement. As such, staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show a ten foot wide planting screen easement along Reservoir Road and Long View Road as they abut the subject property or a Variance to the Subdivision Regulations must be obtained. In addition, the planting screen easements must not be in conflict with utility easements.

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