



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Tuesday, October 11, 2016
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**

- a. September 26, 2016 Regular Meeting

3. **Adoption of the Agenda**

4. **Visitors to Be Heard**

5. **Public Hearings**

- a. A proposal to rezone Heikes Tract 2 SE ¼ SE ¼ Exc. Heikes Addition, 7-92-51, 5th P.M., Clay County, South Dakota and Lot 1, Block 1, Heikes Addition, City of Vermillion, Clay County, South Dakota from NRC-Natural Resource Conservation District to a HI-Heavy Industrial District.
- b. Petition to rezone Lot G-2, except the West 110.9 feet of the South 198.914 feet, thereof, and except Lot 1 of Lot G-2, all in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW ¼ SE ¼ NE ¼) and the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE ¼ SE ¼ NE ¼), Section Eighteen (18), Township Ninety-Two (92) North, Range Fifty-One (51) West of the 5th P.M., City of Vermillion, Clay County, South Dakota from R-2 Residential District to the Spady Planned Development District.

6. **Old Business**

7. **New Business**

- a. Preliminary Plat of Lot 1, 2, and 3, Block 1, Spady Addition to the City of Vermillion, South Dakota.

8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday, September 26, 2016 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on September 26, 2016 at 5:30 p.m.

1. Roll Call

Present: Forseth, Muenster, Wilson, Tuve, Oehler (5:32) and Iverson. Absent: Fairholm, Manning and Gruhn.

Staff present: Jose Dominguez, City Engineer.

2. Minutes

a. September 12, 2016 Regular Meeting.

Moved by Muenster to approve the September 12, 2016 Regular Meeting Minutes, seconded by Wilson. Motion carried 5-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Muenster. Motion carried 5-0.

4. Visitors to be Heard

5. Public Hearing

6. Old Business

7. New Business

a. Letter of Intent and Request from Vermillion Area Chamber and Development Company to Rezone Heikes Tract 2 from Natural Resource Conservation District to a Heavy Industrial District.

Jose Dominguez, City Engineer, reported to the Planning Commission that the City received a request from the VCDC for the City to rezone a portion of land in the northwest corner of 317th Street and Crawford Road. This tract of land was annexed into the City in 2010. This parcel is a 'Certified Site Ready' location as designated by the Governor's Office of Economic Development. Rezoning the land to HI would make the land more enticing to prospective industrial developers coming into the area.

Discussion followed.

Moved by Forseth to have Staff pursue the rezone of Heikes Tract 2 from Natural Resource Conservation District to a Heavy Industrial District, seconded by Muenster. Motioned carried 6-0.

8. Adjourn

Moved by Forseth to adjourn, seconded by Tuve. Motion carried 6-0. Iverson declared the meeting adjourned at 5:36 p.m.

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: October 11, 2016

Subject: A proposal to rezone Heikes Tract 2 SE ¼ SE ¼ Exc. Heikes Addition, 7-92-51, 5th P.M., Clay County, South Dakota and Lot 1, Block 1, Heikes Addition, City of Vermillion, Clay County, South Dakota from NRC-Natural Resource Conservation District to a HI-Heavy Industrial District

Presenter: Jose Dominguez

Background: Mr. Nate Welch, on behalf of the VCDC, has approached the City to rezone Heikes Tract 2. This parcel of land is located on the northwest corner of the intersection between North Crawford Road and 317th Street. The tract of land was purchased by the VCDC in order to attract industry to the City. Additionally, the land has been classified as a Certified Ready Site by the Governor's Office of Economic Development. This parcel was annexed into the City in 2010. When any property is annexed into the City, it automatically is placed into the Natural Resource Conservation (NRC) district. This is the most restrictive zoning district within the City. Rezoning the land into the Heavy Industrial (HI) district would make the property more enticing to possible industrial prospects looking to relocate their business to the City.

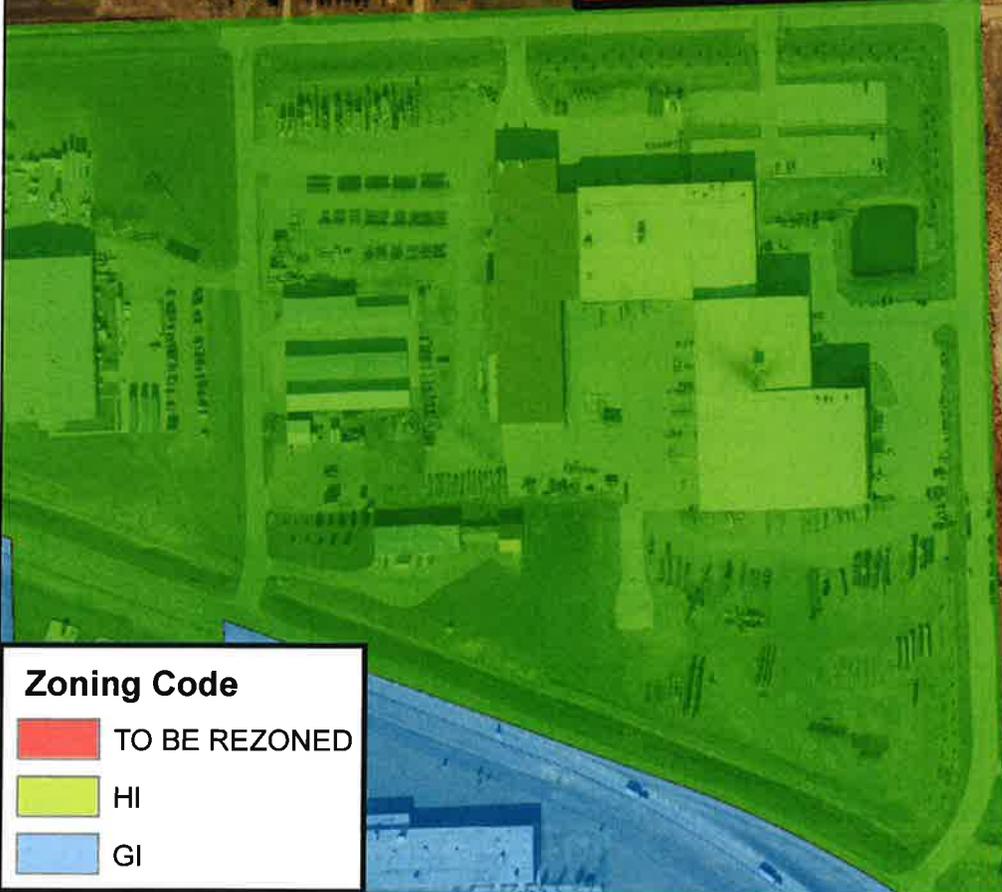
Discussion: The area in question is located across from an existing HI District and would therefore not create any issue of spot-zoning. The proposed zone change would provide for general industrial uses to be constructed. As a general rule industrial uses are kept separate from residential, office and commercial establishments. This is due to the fact that the uses within an industrial area might be considered a nuisance by others.

Compliance with Comprehensive Plan: The Comprehensive Plan's Future Land Use Map shows this area as an industrial area.

Conclusion/Recommendations: The Planning Commission is required to hold a public hearing and make a recommendation to the City Council. Staff recommends approval of the proposed zone change.



Heikes Tract 2



Zoning Code

	TO BE REZONED
	HI
	GI

Planning Commission

Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: October 11, 2016

Subject: A petition to rezone Lot G-2, except the West 110.9 feet of the South 198.914 feet, thereof, and except Lot 1 of Lot G-2, all in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW ¼ SE ¼ NE ¼) and the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SE ¼ SE ¼ NE ¼), Section Eighteen (18), Township Ninety-Two (92) North, Range Fifty-One (51) West of the 5th P.M., City of Vermillion, Clay County, South Dakota from R-2 Residential District to the Spady Planned Development District

Presenter: Jose Dominguez

Background: Earlier this year the City was approached by APS Investment, LLC (APS) to see what would be possible to construct within the land north of East Cherry Street and east of North Norbeck Street. Due to the lay of the land it would have only been possible to construct two four-plexes. This would have left a large portion of the land unused and made the investment of purchasing a poor choice.

Due to the difficulties developing the land APS investigated the possibility of rezoning the parcel of land from the R-2 zoning district to a Planned Development District (PDD). Rezoning the land to a PDD would give APS flexibility in what may be constructed in the lot while providing the neighboring properties an opportunity to voice their concerns about any development occurring in the area.

Discussion: McLaury Engineering is the consultant working with APS to put together the PDD. The property to be included in the PDD is currently zoned R-2 Residential – a map is included in the packet. The uses permitted in the district are those that would typically be related to medium density residential uses. The PDD will allow the property owners flexibility with respect to how and where buildings are constructed. The plan would provide for more of a complex of duplex units with all access being off North Norbeck Street. It is important to note that although the construction allows for development of

more than one multi-family unit per lot, the density, as proposed, will be slightly more than in the R-2 district. The proposed density would be 36 units in 5.97-acres as opposed to 34-units in the R-2 district.

With respect to neighborhood impact, the PDD approach would be more beneficial than the traditional zoning approach. Issues such as parking, traffic and density can all be addressed in the approval process with neighborhood input, looking at the specific area of town.

Consideration of the district regulations and initial development plan is the first step in the approval process. The Planning Commission will make a recommendation to the City Council to create the zoning district and permitted/conditional uses. The initial development plan provides a broad overview of the area and gives a general idea of what will be allowed. Prior to construction on any lots, a final development plan is submitted to the Planning Commission for approval.

APS obtained the required number of signatures to allow the Planning Commission to consider the zone change. Notification signs were placed on the lot in question and a public notice was published in the paper. The City has received several questions regarding the proposed rezone.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Creating a custom zoning district would allow the optimal use of this land. The proposed use would also fit within the area and may serve as a buffer between the industrial zones along the north of the property and the single-family residences along the south of the property.

Conclusion/Recommendations: The Planning Commission is required to hold a public hearing and make a recommendation to the City Council on whether to adopt the ordinance and create the district. Staff recommends approval of creating a Spady Planned Development District.

PETITION FOR ZONE CHANGE

TO THE HONORABLE MAYOR AND THE CITY COUNCIL OF THE CITY OF VERMILLION, SOUTH DAKOTA

As authorized by § 155.101 of the City of Vermillion Zoning Ordinance (I) (we) (Name & Address):

APs Investments, LLC
John Adam 2017 W Jesse James Rd Excelsior Spring MO 64024

I hereby petition to rezone property owned by (Name & Address):

From the classification R-2, Residential – Medium Density to R-3, Residential – High Density.

The legal description of that part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description): Lot 1, 2, and 3, Block 1, Spady Addition, City of Vermillion, Clay County, South Dakota.

Parcel Identification Number (PIN): 15880-09251-181-52

The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):

The property will be developed to provide residential housing for the city of Vermillion. The plan in Phase 1 is to reconstruct the existing structure at 809 N. Norbeck St into apartments, construct parking garages, and construct two or three duplexes.

Phase 2 will construct additional three-four duplexes and continue the construction of three to four duplexes every year until complete buildout of 18 duplex units.

Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing. (Use additional sheets if necessary).

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided.

City Utilities are existing on site with appropriate easements. The development will connect to the existing utilities to provide services to the 18 duplex's. Storm sewer will tie into the existing system along Cherry Street.

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.

- The expansion of the development will not overload the existing utilities.
- Access to the property will be off two existing driveways off North Norbeck Street.
- The property is undeveloped land except for the existing structure that will be reconstructed into apartments.
- The property is surrounded by Residential – Medium Density, General Business, and General Industrial zoning.
- This development with the proposed construction of the duplexes will fit in with all of the adjacent property.
- When developed the property will increase in value and increase property taxes

C. What have you done to determine that the land is suitable for the development proposed?

- Completed a Site Topographic Survey and Preliminary Plat to be submitted to zoning
- Completed a Site Layout of all streets, utilities, and structures

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

- We will follow all construction requirements of the city and will implement a Storm Water Pollution Prevention Plan to the South Dakota Department of Environment and Natural Resources (SWPPP).

E. Explain any potential for conflict with existing land uses in the area.

- None – This type of house will fit very well with the surrounding property. It is surrounded by GI – General Industrial, GB – General Business, and R-2 – Residential – Medium Density. This project will adjoin GI to the north, GB to the west, R-2 on the south, and R-2 & GI to the west.

F. Demonstrate the need of the proposed development at this location.

- The type of development proposed will fit in well with the existing types of development around the property.
- The location of this property is close to the University of South Dakota which will provide alternatives to students to live while attending college.
- The property is within walking distance to the University.
- The property is served with existing utilities. (Water, Sewer, Street)

G. What is the availability of alternative locations? Be specific.

- None – This is the property we have purchase and are developing with the apartment complex off the existing structure and construction of the new duplexes.

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved?

- None – the property is not farmed.

I. If cropland is being consumed by this zone change, explain how the proposed development will be located to minimize the amount of agricultural land converted.

- N/A

4. Planning Commission recommendation, The Zoning Administrator shall set the date, time and place for a Planning Commission public hearing. The Zoning Administrator shall post a sign of the public hearing on the property affected by a change of zone no less than 7 days prior to the scheduled public hearing. The notice shall be published in a legal newspaper of the city once not less than 10 days prior to the public hearing. Any person may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the City Council. The Planning Commission shall either recommend or not recommend approval of the amendment to the City Council.

5. City Council action, The Zoning Administrator shall set the date, time and place for a City Council public hearing. The Zoning Administrator shall post a sign of the public hearing on the property affected by a change of zone no less than 7 days prior to the scheduled public hearing. Any person may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the City Council. The City Council shall either approve or not approve the ordinance describing the proposed amendment or change of zone to these zoning regulations, in accordance with standard procedures for reading, approval, publication and effective date. When a proposed amendment or change of zone is approved by the City Council, the amendment shall take effect 20 days after publication, unless the referendum shall have been invoked.

7. Petitioner's Signature Adam S. [Signature] Phone 605-661-2870 Date April 25, 2016

8. Owner's Signature _____ Phone _____ Date _____
(If different)

Date Fee Received: 9/1/16 jro Fee \$150.00 PAYABLE TO the City of Vermillion

FAILURE OF THE APPLICANT OR HIS AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

October 7, 2016

José Dominguez
City of Vermillion
25 Center Street
Vermillion, SD 57069



RE: Spady Planned Development District

Dear Mr. Dominguez,

Please use this information to the application to the City of Vermillion for the Spady Planned Development District on the property located on Lot G-2, Except the W170.9' of the S198.91' thereof, in the SW ¼ SE ¼ NE ¼ and SE ¼ SE ¼ NE ¼ and inclusive of Lot 1 of G-2, Section 18, Township 92 North, Range 51 West to the city of Vermillion, Clay County, South Dakota

A. Project Name and Legal Description

- a. Spady Planned Development District – Spady Addition
- b. Lot G-2, except the W170.9' of the S 198.91' thereof, in the SW ¼ SE ¼ NE ¼ and SE ¼ SE ¼ NE ¼, and inclusive of lot 1 of G-2, Section 18, Township 92 North, Range 51 West to the City of Vermillion, Clay County, South Dakota.
- c. ¼ NE ¼, and inclusive of lot 1 of G-2, Section 18, Township 92 North, Range 51 West to the City of Vermillion, Clay County, South Dakota.

B. Preliminary Subdivision Plan

- a. See Attachment #1

C. Proposed Spady Planned Development District

- a. The proposed land use of this development will be for residential development.
 - i. Planning to develop the existing structure into a one level apartment complex.
Along with that reconstruction of the apartment complex there will be new construction of two (2) structures with up to twelve (12) stall garages constructed on each side of the apartment complex.
 - ii. The following phases of the development will include development of the duplex units as shown in the proposed layout. These duplex units will be approximately like the ones constructed next to the Fair Grounds.
- b. The proposed density of the Spady Planned Development District will not exceed the requirements set in the R3 Zoning District for multi-family construction, or for the accessory buildings.
 - i. Total Lot area 5.97 Acres
- c. Setbacks
 - i. Rear yard setback – 15 ft.
 - ii. Side yard setback – 10 ft.
 - iii. Front yard setback – 30 ft.
 - iv. Large open space area in the middle of the development and on the SE and SW corners of the property.
- d. Maximum height
 - i. 45 ft. to the peak of the roof

- e. Proposed Design
 - i. Reconstruction of existing structure into an apartment complex
 - ii. Construction of two (2) structures with up to twelve (12) Stall Garages for the apartment complex.
 - iii. Duplex Units
 - 1. Typical pitch roof with shingles
 - 2. Concrete driveways
 - 3. Concrete roads
 - 4. Decorative street lighting
 - 5. Standard water/sanitary utilities
 - 6. Natural gas heating, and electricity
 - 7. Onsite detention and storm water retention as require

- f. The development will happen in a several phases. This is an estimated phasing schedule.
 - i. Phase 1 – reconstruction of the existing structure into apartment complex, construct 24 garages for the apartment building. (Fall 2016 – Spring 2017)
 - ii. Phase 2 – construction of all mainline utilities, lighting, site grading, installation of services to 4 duplex units, construction of street to the end of the constructed duplex units, site seeding, tree planting (Spring 2017 – Fall 2018)
 - iii. Phase 3 – construction of all services (water/sewer), storm sewer, construct balance of concrete road, construction of 8 duplex units, lighting, tree planting
 - iv. Phase 4 – construction of remaining 5 duplex units, lighting, tree planting

- g. Current zoning for this property is R-2 Residential-Medium Density

§ 155.060 SPADY PLANNED DEVELOPMENT DISTRICT.

The purpose of this regulation is to provide for certain high density residential areas within the Planned Development District.

(A) *Permitted uses.*

<i>Permitted Use</i>	<i>Applicable Standards</i>
Multiple-family (apartments and condominiums) dwellings	§ 155.070, 155.072, 155.076, 155.077
Fences	§ 155.074
Accessory structure (such as, garage, shed)	§§ 155.071, 155.082(A) (see definition)

(B) *Lot and yard regulations.* All measurements shall be taken from the lot line to the building line (see definitions). Where a side yard or rear yard is required, half of the required yard must be maintained as a landscaped area.

	<i>Lot Area</i>	<i>Frontage</i>	<i>Building Line</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Maximum Height</i>
3 to 8 multiple-family (apartments and condominiums) dwelling units	7,500 square feet	50 feet (#5)	60 feet	30 feet	10 feet	15 feet	45 feet
9 to 12 multiple-family (apartments and condominiums) dwelling units	20,000 square feet	50 feet (#5)	70 feet	30 feet	10 feet	15 feet	45 feet
Over 12 multiple-family (apartments and condominiums) dwelling units	30,000 square feet	50 feet (#5)	85 feet	30 feet	10 feet	15 feet	45 feet
<p>Exceptions:</p> <p>#1 The side yard will be required to be increased to 15 feet when the building is 3 stories in height or more.</p> <p>#2 See also adjustments to yard regulations (§ 155.082) for other specific exceptions.</p> <p>#3 More than one main building per lot may be constructed.</p> <p>#4 In the event that a townhouse style building is constructed every 2 units will be staggered.</p> <p>#5 The frontage for Lot 2 shall be North Norbeck Street. The required width may be split evenly between two ingress/egress easements.</p>							

LOT 8 OF BLOCK 1 OF BROOKS INDUSTRIAL PARK SUB. N.A.P.

LOT 9 OF BLOCK 1 OF BROOKS INDUSTRIAL PARK SUB. N.A.P.

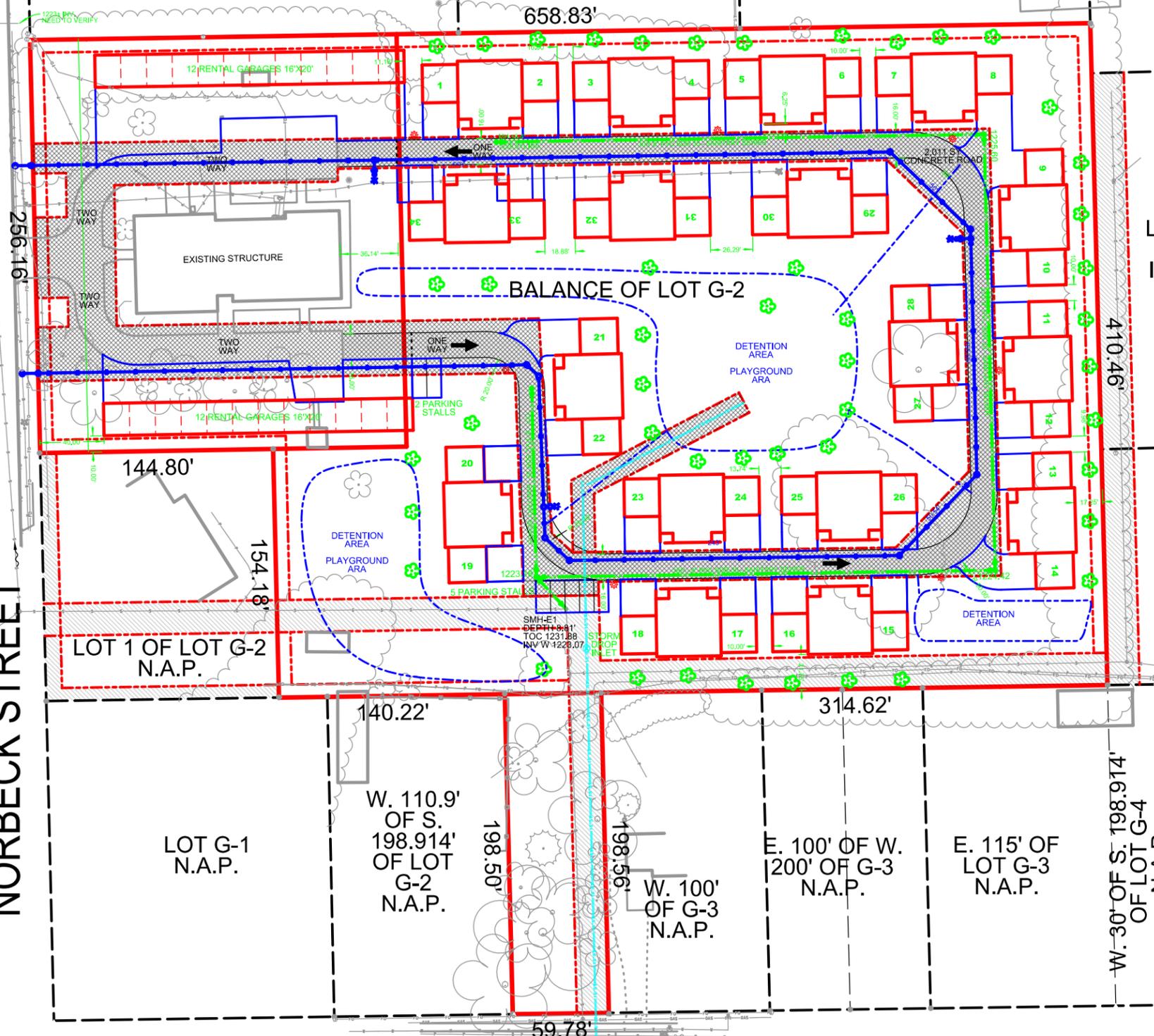
LOT 3 OF BLOCK 1 OF BROOKS INDUSTRIAL PARK SUB. N.A.P.

LOT 2-G OF BLOCK 1 OF BROOKS INDUSTRIAL PARK SUB. N.A.P.

BALANCE OF LOT G-4 N.A.P.

NORBECK STREET

CHERRY STREET



LEGEND OF SURVEY

- WATERMAIN DOMESTIC
- GATE VALVE/CURB STOP
- MANHOLE WATER/SEWER
- SANITARY SEWER LINE
- STORM SEWER LINE
- PROPERTY MONUMENT FOUND
- PROPERTY MONUMENT SET
- GUY WIRE TO POWER POLE
- CONCRETE DRIVEWAY OR WALK
- ELECTRICAL TRANSFORMER
- PHONE JUNCTION BOX
- CTV JUNCTION BOX
- DITCH FLOW DIRECTION
- HANDICAPPED PARKING
- LIGHT POLE
- LAWN SPRINKLER HEAD
- LIGHT ON POLE
- FOUND/SET PK NAIL
- SATELLITE DISH
- TREE LINE
- BUILDING
- POWER POLE/LIGHT POLE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRICAL
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC CABLE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- CENTERLINE OF DITCH
- CENTERLINE OF ROAD
- FENCE
- CHAIN LINK FENCE
- TREE CONIFEROUS
- TREE DECIDUOUS
- BORING HOLE
- BENCH MARK
- SIGN
- FIRE HYDRANT
- LIGHT POLE

NOTE ON SPADY FIRST ADDITION: A HOUSING DEVELOPMENT 2016

LEGAL DESCRIPTION
 Lot G-2, except the W170.9' of the S 198.91' thereof, in the SW 1/4 SE 1/4 and SE 1/4 SE 1/4 NE 1/4, and inclusive of lot 1 of G-2, Section 18, Township 92 North, Range 51 West to the City of Vermilion, Clay County, South Dakota, 5.97 acres more or less.

SITE ACCESS: ENTER OFF NORBECK STREET, 2-WAY AT ENTRANCES UP TO APARTMENT, ONE WAY EAST

FUTURE ROADS: 16' WIDE 6" CONCRETE.

SITE TERRAIN: FLAT, NATURAL GRASSES, SOME SCRUB TREES

SITE UTILITIES:
 A. SANITARY SEWER - 8" VCP/SMH ON SITE
 B. WATERMAIN - 8" NORBECK STREET TIE IN
 C. STORM SEWER - TWO DETENTION BASINS ACROSS SITE. TIE IN ON CHERRY STREET
 D. PARKING - PROVIDED IN DOUBLE CAR DRIVEWAY, CONSTRUCT 24 GARAGES - RENTALS

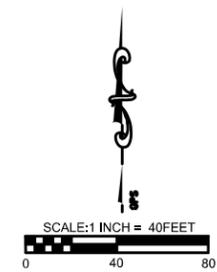
EXISTING ZONING: R-2

OPEN SPACE: APPROXIMATELY 0.94 ACRES - 16% NOT INCLUDING EASEMENT AREA

17 DUPLEXES WITH 2-CAR GARAGE

LIGHTING SPACING ± 200'

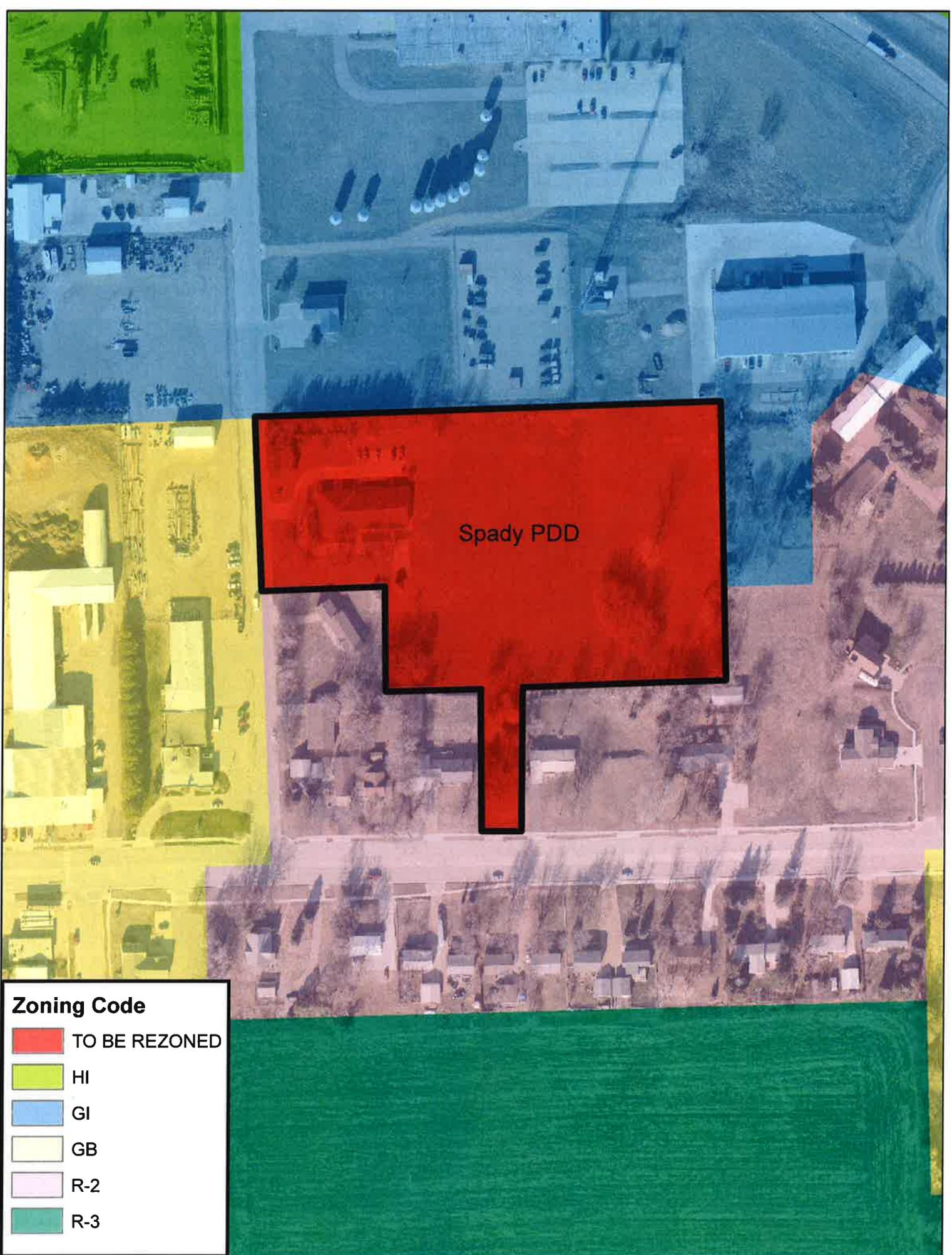
STRUCTURE
 A. NUMBER OF STRUCTURES: 17 DUPLEXES (34 UNITS)
 B. TOTAL STRUCTURE FLOOR AREA: MAIN FLOOR 1,468 SF, UPPER LEVEL 1,349 SF
 C. INDIVIDUAL UNIT FLOOR AREA: MAIN FLOOR 734 SF, UPPER LEVEL 675 SF
 D. STRUCTURE HEIGHT: 28' (TOP OF ROOF PEAK)
 E. PARKING STALLS REQUIRED: 75 (34 Units x 3 Bedrooms x 1.4 - 68 Garage Stalls)
 F. PARKING STALLS PROVIDED: 68 + 7 OFF STREET
 G. TRASH SERVICE: WOWNER SUPPLIED
 H. OUTDOOR LIGHTING TYPE: 14 DECORATIVE LIGHT POLE @ 200'
 I. DRIVEWAY MAINTENANCE: OWNER SUPPLIED
 J. GRASS MAINTENANCE: OWNER SUPPLIED



McLaury Engineering, Inc.
 Elk Point, South Dakota

SPADY DEVELOPMENT 2016
 SPADY PLANNED DEVELOPMENT DISTRICT FIRST ADDITION
 SCALE: 1" = 40' DATE: 10/07/2016
 DRAWN BY: KLM APPROVED BY: KLM SHEET 1 OF 1

Half Scale Drawing



Spady PDD

Zoning Code

- TO BE REZONED
- HI
- GI
- GB
- R-2
- R-3

Planning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: October 11, 2016

Subject: Preliminary Plat of Lot 1, 2, and 3, Block 1, Spady Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: McLaury Engineering has submitted a preliminary plat on behalf of the owner. The area to be platted is roughly 5.97-acres in area and is bordered on the west by North Norbeck Street and on the south by East Cherry Street. The area is located east of the Clay-Union Electric building. The proposed plat will subdivide the area into 3-lots. The owner plans on building a multi-family complex in the proposed lots.

Discussion: Staff reviewed the preliminary plat and finds that it complies with all code provisions. The applicant will also be dedicating all utility easements the outside property lines of lot 1 and lot 2. Additionally, the applicant will dedicate the necessary ingress/egress easements for lot 2.

A final plat will be required from the owner once construction starts on any of the phases. The preliminary plat is used as a planning document that allows City staff to ensure that there is adequate access to the property and that utilities are available to service the area to be developed.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Additionally, the Comprehensive Plan also focuses on developing undeveloped areas within the City. The preliminary plat is one of the first steps in the process to develop vacant land for residential use.

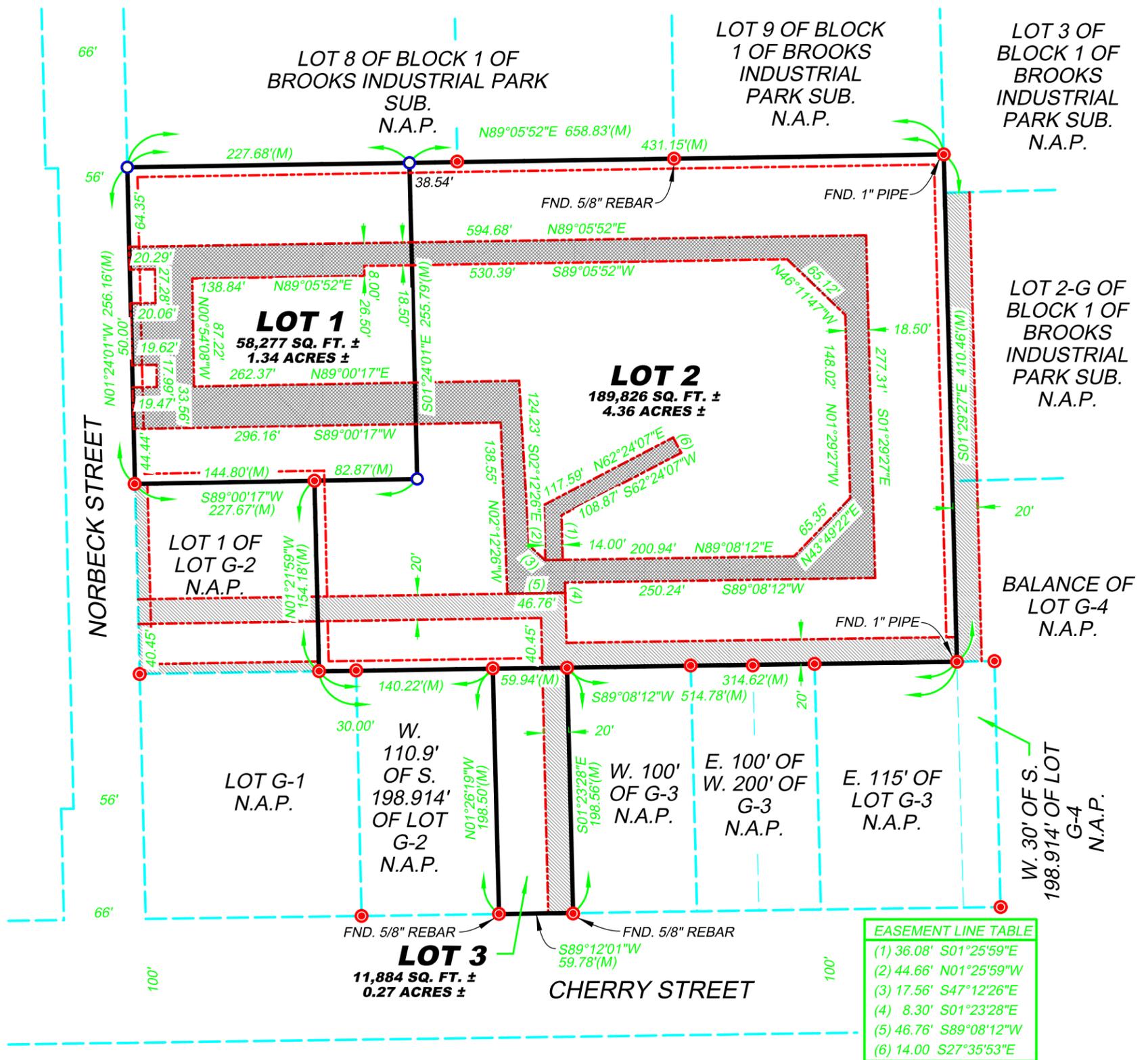
Conclusion/Recommendations: Staff finds that the preliminary plat meets all of the ordinance requirements and recommends approval.

PRELIMINARY PLAT

OF

LOT 1, 2, AND 3, BLOCK 1 SPADY ADDITION

CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



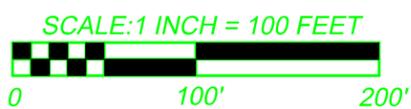
CITY PLANNING COMMISSION

BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above Preliminary PLAT OF LOTS 1-3, BLOCK 1, SPADY ADDITION, CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA is hereby approved. Approval of the preliminary plat indicates approval of the development concept only, and it does not constitute an acceptance or approval of the subdivision plan for the final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this _____ day of _____, 2016

CHAIRMAN, CITY OF VERMILLION PLANNING COMMISSION

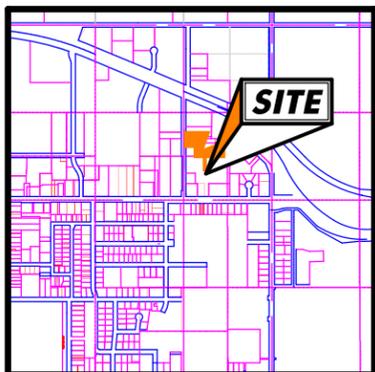
SURVEYOR'S NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- EXISTING UTILITY EASEMENT IS FOUND IN PLAT BOOK 6, PAGE 27.
- PROPOSED UTILITY EASEMENT ON BOUNDARIES IS 8' (TYPICAL).



LEGEND

- IRON MONUMENT FOUND
REBAR W/ CAP 1342 UNLESS NOTED
- IRON MONUMENT SET
5/8" x 18" REBAR W/CAP
"SDPLS KLM 5801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- ▨ EXISTING CITY SANITARY SEWER EASEMENT
- ▨ PROPOSED CITY UTILITY EASEMENT
- - - EASEMENT LINE
- PROPOSED BOUNDARY LINE
- - - EXISTING BOUNDARY LINE



VICINITY MAP
NO SCALE



SURVEY CREW: JPG 4/26/16

DRAWN BY: KLM 08/12/16

PROJECT NO. 12160402

SCALE: 1" = 100'



**McLaury
Engineering, Inc.**

P.O. BOX 1130
118 W. MAIN STREET
ELK POINT, SD 57025
(605) 356-2308

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