

STAFF REPORT

September 21, 2000

PLAT #00PL089 - Preliminary and Final Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL089 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 4-8, Block 1 and Lots 10-17, Block 3, Lot 8, Block 4 and Lots 1-15, Block 5 and Lots 4-7, 18, Block 6 and Lots 1-7, Block 7 and Lot 1, Block 8, Valley Ridge Subdivision, located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.67 Acres
LOCATION	At the current western terminus of South Pitch Drive and Solitaire Drive
EXISTING ZONING	Suburban Residential - County
SURROUNDING ZONING	
North:	Limited Agricultural - County
South:	Suburban Residential - County
East:	Suburban Residential - County
West:	Suburban Residential - County
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the October 5, 2000 Planning Commission meeting to allow the petitioner to provide additional information.

GENERAL COMMENTS: The subject property is located outside the City limits but is within the city's three-mile platting jurisdiction. In January, 1997 a Layout Plat was approved for this entire quarter-quarter section of land. A Preliminary Plat was approved later during the winter of 1997 for fifteen lots located at the southeast corner of the subject property along Tinton Lane. A revised Layout Plat was then submitted and approved in May, 1998 for the subject property and subsequently ten additional lots were platted along Tinton Lane. The current Preliminary and Final Plat is to plat the third phase of development consisting of forty-one residential lots to the west of the development along Tinton Lane.

Access to the subdivision will be provided via extensions of two east/west streets - Solitaire Drive and South Pitch Drive; both of which currently connect with East 53rd Street. There will

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be two north/south streets within the subdivision. Pennington Street will be a through street while Hawkon Street will be a through street on its northern end but will end at its intersection with Solitaire Drive at its southern end.

STAFF REVIEW: Staff has reviewed this Preliminary and Final Plat and has identified numerous concerns which must be addressed by the petitioner before Staff can provide a recommendation to the Planning Commission. For this reason, Staff is recommending that this plat be continued to the October 5, 2000 Planning Commission meeting. Staff met with the petitioner and his agent on September 12, 2000 and discussed most of the major issues. What follows is a list of most of these issues plus requirements related to the 1998 Layout Plat approval.

Drainage: This development will require drainage improvements. Some form of detention pond will be needed to accommodate stormwater drainage for this development. Three such future ponds were recently approved as part of a Tax Increment Finance District plan by Pennington County. The pond that would provide most benefit to the subject property, however, is located upon land that currently has legal entanglements and cannot be acquired by the petitioner at this time. Another option discussed between Staff and the petitioner would be to provide an area for on-site detention on the subject property. The petitioner has also indicated that they are voluntarily willing to upgrade a downstream culvert to increase drainage through this development.

At the time of this writing, a final decision regarding the drainage has not yet been identified. The petitioner will be working with Pennington County before bringing back a proposal to the City. A summary of written comments from the Pennington County Highway Department has been given to the petitioner. The consensus of a meeting held between Staff and the petitioner and his agent on September 12, 2000 was that once a concept for the drainage plan was agreed upon and once all other technical requirements are met, then the Preliminary Plat would be brought to the Planning Commission. Approval of the Preliminary Plat by the City Council would enable the petitioner to begin construction work. After approval of the Preliminary Plat, Staff would determine the maximum number of lots that could be served according to the drainage capacity and then the petitioner could submit a Final Plat for that many lots.

Meadow Lane Turn-Around: Meadow Lane currently dead-ends on the southern border of the subject property. The approved 1998 Layout Plat did not require that Meadow Lane be extended through to Solitaire Drive. However, the plat did propose that a hammerhead turn-around be provided on the subject property at the end of Meadow Lane as there is no turn-around currently in place. This turn-around is not reflected in the current plans submitted by the petitioner. The plans must be revised to reflect this turn-around.

Geotechnical Information: The Engineering Division has noted that geotechnical information must be submitted for all streets, building sites, and drainage channel areas. Furthermore, the existing grading plan must be expanded and corrected.

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Drainage Study: The drainage study and plans submitted by the petitioner's engineer requires several specific revisions. These red-line revisions have been provided to the petitioner by the Engineering Division.

Road Alignments: To the west of the subject property is the proposed Big Sky Subdivision. The Engineering Division has noted that the petitioner's engineer for Valley Ridge Subdivision must submit sufficient road information to ensure that the future horizontal and vertical alignments of Solitaire and South Pitch Drive will match with the roadways in Big Sky Subdivision.

Pennington County Planning Department Review: The Pennington County Planning Department is currently reviewing the proposed plat to ensure that all applicable Zoning Ordinance requirements will be met.

Non-Access Easements: The Transportation Planning Coordinator has noted that non-access easements must be provided along the first fifty feet of corner lots on either side of the streets at street intersections.

Register of Deeds Comments: The Pennington County Register of Deeds has indicated that the Final Plat must be revised so that all lots being platted are individually listed rather than just being assigned a range. For example, "Lots 1, 2, 3, and 4" is acceptable as "Lots 1-4" is unacceptable. The Register of Deeds has also raised some other lot numbering issues that the petitioner must resolve with the County prior to submittal of the Final Plat.

Rapid Valley Sanitary District Requirements: The Rapid Valley Sanitary District has noted that the final subdivision plans must meet all standards of the Sanitary District. Furthermore, a preconstruction meeting with the sanitary district will be required before any construction begins.

The above issues represent just some of the needed information and revisions related to this plat. Numerous needed "red-line" changes to the subdivision plans have been provided to the petitioner's engineer who has indicated that he will have all required information submitted to Staff no later than September 21, 2000. Based upon a review of this information, Staff will provide a recommendation at the October 5, 2000 Planning Commission meeting.