

STAFF REPORT

October 5, 2000

PLAT #00PL089 - Preliminary and Final Plat

ITEM 11

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 26, 2000 Planning Commission meeting to allow the petitioner to provide additional information. In order to be considered at the October 26 meeting, the petitioner must submit all required information to Staff no later than October 10, 2000.**

GENERAL COMMENTS: **This Staff Report has been revised. New text or revised text is shown in bold print. This item was first heard by the Planning Commission on September 21, 2000 and was continued at that time because additional information was needed from the applicant.** 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

STAFF REPORT

October 5, 2000

PLAT #00PL089 - Preliminary and Final Plat

ITEM 11

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 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: As noted in the September 21, 2000 Staff Report, the Staff review of the proposed plat at that time identified a number of issues that needed to be resolved and information that needed to be submitted by the petitioner. Staff met with the petitioner and his agent on September 12, 2000 and discussed most of these issues **and the petitioner has now adequately addressed the majority of these issues with the exception of drainage.** What follows is a **recap** 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.

The September 21 Staff Report indicated that a final decision regarding the drainage had not yet been identified. The petitioner **has met with the Pennington County Drainage Commission and has brought back a drainage/detention proposal to the City.** 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. **The Engineering Division, however, has reviewed the drainage information submitted by the petitioner and has indicated that some critical information is still lacking.** What follows are the Engineering Division comments concerning the current status of drainage information submitted:

“The developer has proposed to the City and to the Western Pennington Flood Management Commission to construct a detention pond upstream of the proposed subdivision. They propose to amend the TIF to include this pond at no extra cost. This

STAFF REPORT

October 5, 2000

PLAT #00PL089 - Preliminary and Final Plat

ITEM 11

detention pond would be located approximately 4500' upstream of the one proposed in the TIF. At this time, surveying and topography have not been submitted. The purpose of this new proposed detention facility is to cut flows downstream of the subdivision presently under consideration so that downstream flows from this development will not be increased. Both the Western Pennington Flood Management Commission and City staff are willing to consider this proposal if the system will actually perform as claimed.

To date, the City has not received either topography or a grading plan for the proposed detention pond. An outlet structure has not been designed or submitted. The geotechnical information for such a design has not been submitted. The City does not have construction plans for this proposed pond.

More importantly, the exact effect of that pond has not been demonstrated. A drainage plan was submitted. However, it lacked a schematic which is necessary for review of the plan. The developer's engineer is in the process of providing this schematic so that the drainage plan may be reviewed. The drainage plan needs to be reviewed before the drainage design for the subdivision can be reviewed. The crucial question which needs an answer is: Will the proposed upstream detention pond cut flows out of the subdivision under consideration sufficiently so that downstream problems will not be exacerbated? Staff does not have the answer to that question at the present time."

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. **The petitioner has indicated that he is willing to dedicate the necessary right-of-way for the turn-around and post financial surety for the design of the turn-around but does not feel it is his responsibility to post financial surety for construction of the turn-around. Staff will be recommending, however, that the petitioner construct the turn-around as this was an improvement identified in the original approved Layout Plat.**

Geotechnical Information: The Engineering Division had noted that geotechnical information was required for all streets, building sites, and drainage channel areas. Furthermore, the existing grading plan required some revisions.

Drainage Study: The drainage study and plans submitted by the petitioner's engineer required several specific revisions.

Road Alignments: To the west of the subject property is the proposed Big Sky Subdivision. The Engineering Division had 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.

STAFF REPORT

October 5, 2000

PLAT #00PL089 - Preliminary and Final Plat

ITEM 11

Pennington County Planning Department Review: **The Pennington County Planning Department has completed their review of the proposed plat and has indicated that all applicable Zoning Ordinance requirements are being met, although some of the corner lots may be somewhat small for construction.**

Non-Access Easements: The Transportation Planning Coordinator 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 had 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.

In addition to the preceding issues, there were a number of needed "red-line" changes to the subdivision plans. The petitioner has submitted additional information and revised plans which address the majority of the preceding items. However, the Engineering Division has noted that some critical drainage information is still lacking and therefore Staff is recommending that this plat be continued to the October 26, 2000 Planning Commission meeting.