

STAFF REPORT

November 22, 2000

PLAT #00PL089 - Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL089 - 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 Final Plat be continued to the December 7, 2000 Planning Commission meeting to allow the petitioner to address all stipulations of the Preliminary Plat approval.**

GENERAL COMMENTS: **This Staff Report has been revised as of November 15, 2000. New or revised text is shown in bold print.** 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.

A Preliminary Plat to plat the third phase of development consisting of forty-one residential lots to the west of the development along Tinton Lane was approved by the Planning

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Commission on October 5 and the City Council on October 16. 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 developed 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: The stipulations which must still be addressed or are otherwise applicable to the Final Plat include the following. (Please note that stipulation #'s 2, 3, and 4 are proposed new stipulations agreed on between the petitioner and the City and County Staff. These stipulations further refine and replace one of the original stipulations recommended by the Planning Commission regarding the construction of the drainage detention facility. These revised stipulations were approved by the City Council on November 6, 2000).

- 1) The Subdivision Improvements Estimate form must be submitted, the required Subdivision Inspection fees paid, and financial surety posted for any incomplete subdivision improvements;
- 2) **Prior to approval by the City Council of a Final Plat for any portion of Valley Ridge Subdivision Phase III, the applicant shall prepare plans and specifications for the construction of the detention pond, identified as element 103 in the County Heights Drainage Basin Plan, and award contracts as necessary for the construction of the facility. The City Engineering Division and the Pennington County Highway Department shall approve the plans and specifications prior to construction. Copies of the executed contract documents shall be submitted to the City Engineering Division.**
- 3) **Prior to approval by the City Council of the Final Plat for more than 21 lots of the subdivision, construction of the detention pond shall be completed and approved by the City Engineering Division and the Pennington County Highway Department;**
- 4) **Prior to City Council approval of any Final Plat for the subdivision, easements for the area of the detention pond shall be prepared and recorded with the Pennington County Register of Deeds by the applicant;**
- 5) Prior to Final Plat approval the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction;
- 6) Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street; and,

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- 7) Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly.

Road Maintenance: An additional requirement prior to City Council approval of the Final Plat is that the petitioner must provide legal proof of maintenance responsibility for the roadways within the subdivision as Pennington County is not accepting additional roadways onto their maintenance system.

Staff is recommending that this Final Plat request be continued to the **December 7, 2000** Planning Commission meeting to allow the petitioner to address the identified requirements.