

STAFF REPORT

September 6, 2001

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**No. 01PL088 - Final Plat**

**ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Ron & Mary Ann Davis
REQUEST	<b>No. 01PL088 - Final Plat</b>
LEGAL DESCRIPTION	Lots 1 thru 18 of Buffalo Ridge Subdivision formerly: unplatted all located in: NW1/4 NW1/4 of Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.5 Acres
LOCATION	800 feet south of the intersection of Twilight Drive and Reservoir Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Final Plat be continued to the September 20, 2001 Planning Commission meeting to allow the item to be heard in conjunction with the associated Preliminary Plat.

GENERAL COMMENTS: The applicant has submitted a Final Plat to subdivide the subject property into 18 residential lots. The property is located approximately 800 feet south of the intersection of Twilight Drive and Reservoir Road on the east side of Reservoir Road. Currently, a single family residence and a detached garage are located on proposed Lot 18 and an accessory structure is located across the common lot line between Lot 14 and Lot 15.

On May 25, 2001, the applicant submitted a Preliminary Plat to subdivide the property as identified on the proposed Final Plat. The Preliminary Plat has been continued several times since the June 21, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information and to revise the construction plans accordingly. (See companion item #01PI052.)

In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalk, street light conduit, water and sewer for Reservoir Road. (See companion item #01SV025.)

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STAFF REVIEW: On August 23, 2001 the Planning Commission continued the associated Preliminary Plat to the September 20, 2001 Planning Commission meeting to allow the applicant to submit additional information. As such, staff is recommending that the Final Plat be continued to the September 20, 2001 meeting to be heard in conjunction with the Preliminary Plat.