

## ***Memorandum #08-18***

**To:** Al Viereck, Interim City Manager  
**From:** Dave Mingo, AICP Community Development Director  
**Subject:** Planning Commission Action #08-002 / Resolution #08-02  
**Date:** January 21, 2008

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### **PLAT REVIEW**

**ACTION NUMBER: 08-002**

**E.T.J. MEMBER ACTION REQUIRED: No**

**APPLICANT / OWNER:** Crestview Homes, Inc. Rick DeJaeger, Vice-President.

**ADDRESS / LOCATION:** The west side of the 200 Block of South Deer Boulevard. Please reference the attached map.

**PROPERTY DESCRIPTION:** Lots 7, 10, 38, 39, 60, 61, 62, 63, 65, and 66, Crestview Homes Subdivision in the NE ¼ of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

**ZONING DISTRICT:** County jurisdiction.

**PREVIOUS ACTION:** Approval of Subdivision layout and Phase 1 plat in June, 2007.

**COMMENTS:** This is the second in a series of plats that will be submitted from Crestview Homes. The plat is presented in a unique two-page format because of the spacing of the lots proposed. The proposed lots are in accordance with the overall layout plan of the subdivision that was presented to the city in June 2007. The developer will continue to submit lot plats in small groups as the market demands.

The proposed plat provides adequate right-of-way corridors through the identified area. The proposed alignments do not follow the extension of the city grid exactly. However, the grid in the plat functions adequately because the property is located between Riverside Acres to the east and federal reserved land to the west. Therefore, the exact grid is essentially not standard in the area already. Our jurisdiction for consideration of this plat is for right-of-way corridor review purposes. The lots are not adjacent to the city's corporate limits so the full requirements of the Subdivision Ordinance do not apply. Based on the non-typical grid to the east and no grid developing to the west, staff recommends approval of the proposed plat.

The developer continues to work on a centralized sewer system for treatment of wastewater in the area. In the interim, individual drain field systems will be installed. We are very hopeful that centralized systems serve developments with this type of density and that these developments are improved in such a manner that they will be easily included in the city at the appropriate time.

County zoning regulations will be implemented as a part of the county review of the issue.

Staff recommends approval of the proposed plat based on right-of-way related issues under our jurisdiction.

**HEARING SCHEDULE:**

January 14, 2008: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

January 28, 2008: The City Commission reviews the plat and makes a final decision.

**Planning Commission results:** The Planning Commission recommended approval of the proposed plat.

**RESOLUTION #08-02**

WHEREAS, it appears from an examination of the plat of Lots 7, 10, 38, 39, 60, 61, 62, 63, 65, and 66, Crestview Homes Subdivision in the NE ¼ of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota prepared by John L. Brandt, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

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C. N. Gross, Mayor

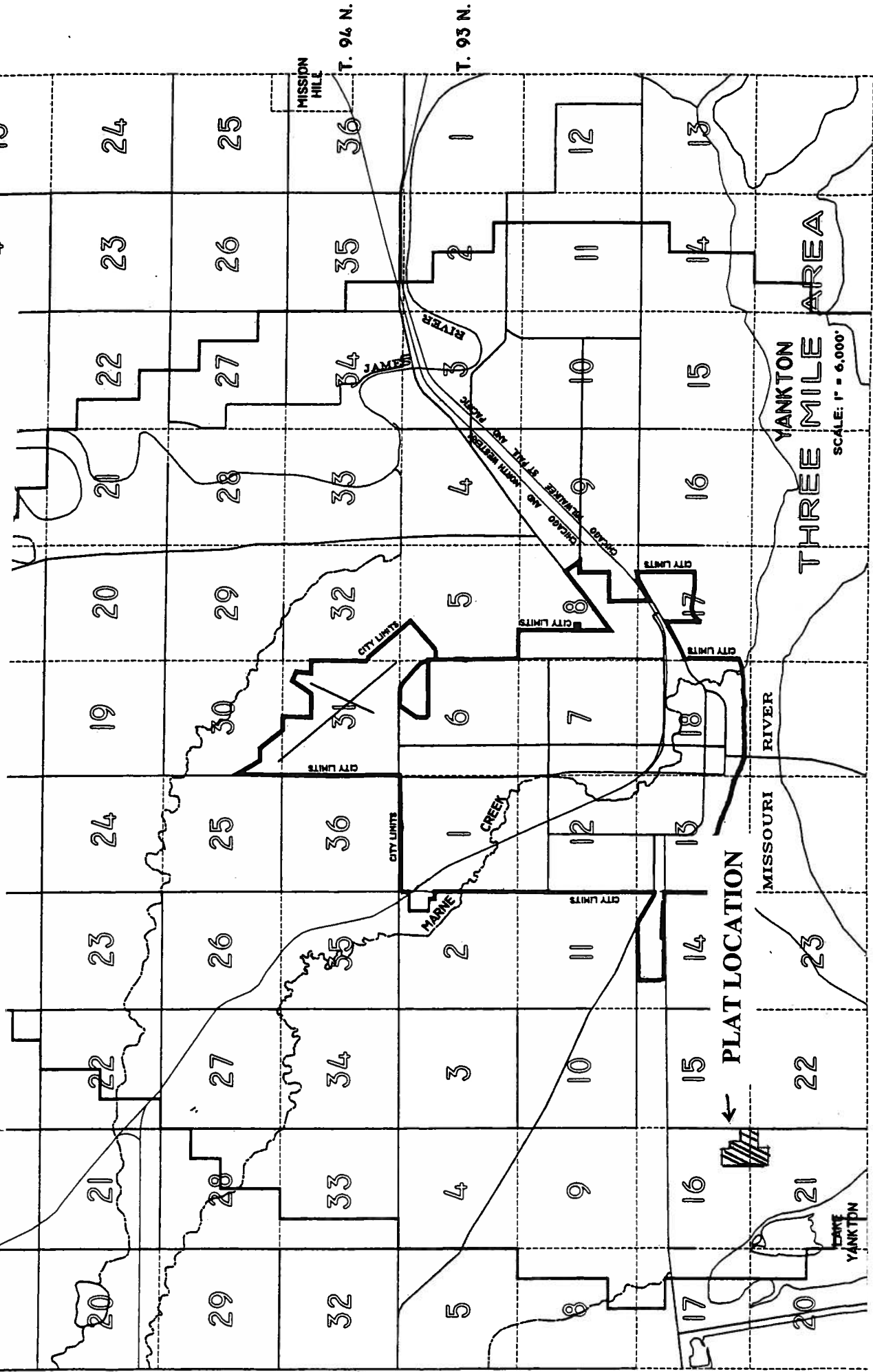
ATTEST:

\_\_\_\_\_  
Al Viereck, Finance Officer

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# PLAT LOCATION MAP

Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

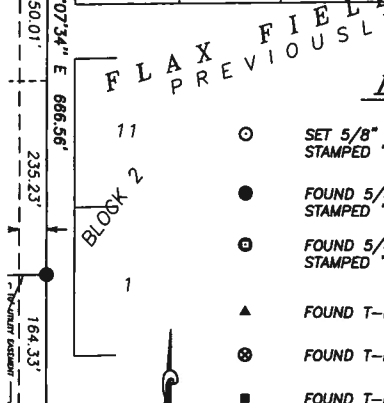
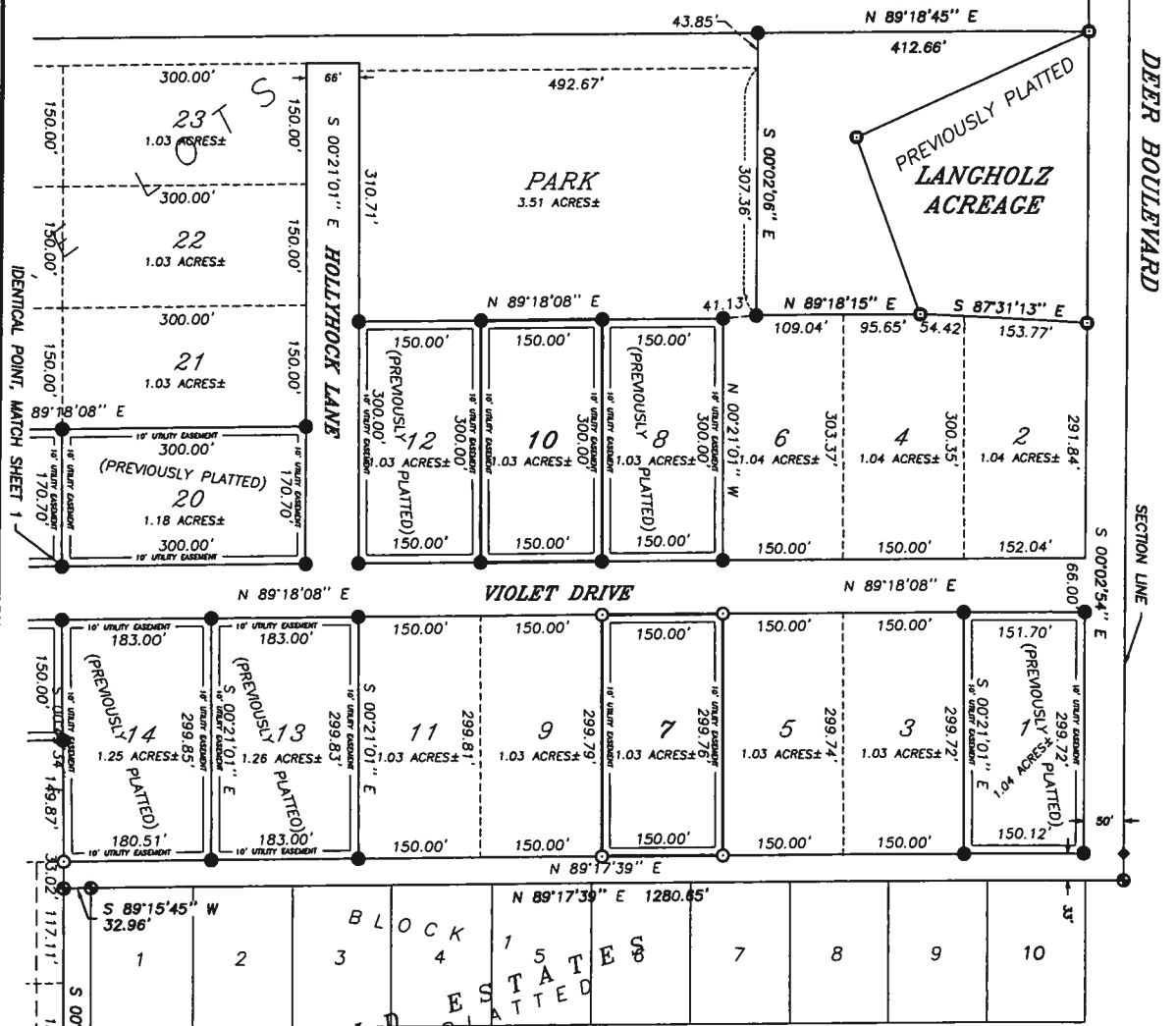


← PLAT LOCATION

YANKTON THREE MILE AREA

SCALE: 1" = 6,000'

PLAT OF LOTS 7, 10, 38, 39, 60, 61, 62, 63, 65, AND 66, CRESTVIEW HOMES SUBDIVISION IN THE NE¼ OF SECTION 21, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

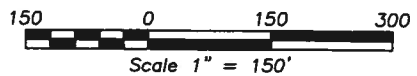
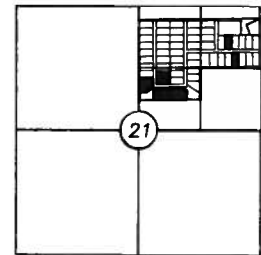


**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- ▲ FOUND T-BAR
- ⊕ FOUND T-BAR WITH CAP
- FOUND T-BAR WITH CAP INSIDE IRON PIPE
- ◆ FOUND IRON PIPE WITH L.S. CAP
- FOUND 5/8" REBAR
- FUTURE LOT LINES

PREPARED BY:  
BRANDT LAND SURVEYING  
1202 WILLOWDALE ROAD  
YANKTON, SD 57078  
(605) 665-8455

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION



**COPY**

