

## Staff Report

**Subject:** Final Plat Approval (Fifth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 19, 2022  
**Item Description:** Toss Allen, for Pine Hill Group, LLC, requests approval of the final plat and infrastructure agreement for Rain Dance, ph 3.

### Summary Recommendation:

Staff have reviewed the final plat, and inspected the roads and stormwater infrastructure identified in the warranty deed, and recommend approval.

### Executive Summary/Background:

- Pine Hill Group, LLC's contractors have built roads and stormwater infrastructure for phase 3. In order to sell the 72 lots of phase 3 for home construction, the final plat must be approved, and the roads and stormwater infrastructure accepted by the Board of Commissioners.
- Water and sewer is provided by the City of Springfield. An infrastructure agreement that confirms City of Springfield ownership of the water and sewer infrastructure that is located in the right of way is included in this final plat approval.
- EOM inspected the right of way and stormwater infrastructure of phase 3, and recommend approval.
- Development Services staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- The County Engineer reviewed the bond recommendation, and approved the bond for \$43,313.90, which is 10% of the total cost of drainage, concrete work, and paving in phase 3. The applicant has submitted an infrastructure bond to the City of Springfield.
- The County Attorney reviewed and approved the warranty deed, infrastructure agreement, and utility easement agreement. The utility easement agreement is between the developer and the city, and is referenced in the Warranty Deed.

### Alternatives for Commission to Consider

1 - Approve the final plat and infrastructure agreement for Rain Dance ph 3, and accept the roads and stormwater infrastructure identified in the warranty deed.

2 – Take no action

**Recommended Alternative:** Alternative 1

**Other Alternatives:** N/A

**Department Review:** Development Services; EOM; County Attorney

**Funding Source:** No new funding requested.

### Attachments:

1. Final Plat for Rain Dance, Ph 3
2. Final Plat Submittal Form & Checklist
3. Warranty Deed
4. Bond
5. Infrastructure Agreement