

## STAFF REPORT

October 5, 2000

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### **PRD #00PD038 - Planned Residential Development - Final Development Plan**

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**ITEM 8**

#### GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	<b>PRD #00PD038 - Planned Residential Development - Final Development Plan</b>
LEGAL DESCRIPTION	That part of the SE1/4 of NE1/4 of Section 21, T1N, R7E, of the Black Hills Meridian, Pennington County, South Dakota, that lies within the following description: Commencing at a monument at the southeast corner of Lot 2 of the SE1/4 of NE1/4 of Section 21; thence S00o22'48"E, 208.84'; thence S76o10'23"W, 31.67'; thence S13o49'37"E, 49.62'; thence N76o10'23"E, 19.11'; thence S00o22'48"W, 70.05' to a monument at the southeast corner of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence N89o44'39"W, 310.00' to a point on the southern boundary of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence N00o15'21"E, 64.08'; thence N40o52'00"W, 49.00'; thence N49o08'00"E, 51.68'; thence northeasterly, 24.36' along the arc of the curve, the long chord of which bears N52o38'25"E, 24.35'; thence N40o52'00"W, 81.67'; thence N00o21'47"E, 119.98' to a point on the northern boundary of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence S89o31'49"E, 338.21 to a monument at the point of beginning.
PARCEL ACREAGE	Approximately 2.423 Acres
LOCATION	North of Wildwood Subdivision on the west side of Sheridan Lake Road
EXISTING ZONING	Low Density Residential (PRD)
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential - General Commercial (PCD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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RECOMMENDATION: Staff recommends that the Planned Residential Development - Final Development Plan be denied without prejudice as the applicant will be submitting a revised layout for the proposed development.

Staff and the applicant have discussed an alternative development plan that would eliminate the southern street intersection. Staff is concerned with this intersection in relationship to the development on the east side of Sheridan Lake Road. The applicant has discussed a revised development scenario with a single access point at Sunshine Trail. The applicant will be submitting a revised layout for the proposed development based on this single access point.

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Engineering Division Recommendations:

1.

Fire Department Recommendations:

1.

Traffic Engineering Division Recommendations:

1.

Transportation Planning Division Recommendations:

1.

Urban Planning Division Recommendations:

1.

GENERAL COMMENTS:

STAFF REVIEW: