

STAFF REPORT

July 26, 2001

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**PLAT #01PL054 - Preliminary and Final Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Big Sky LLC
REQUEST	<b>PLAT #01PL054 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 2-8, Block 13; Lots 2-5, Block 14; Tract A; and Dedicated Streets, Big Sky Subdivision, located in the SE1/4 NW1/4 and NE1/4 NW/14 of Section 3, T1N, R8E, B.H.M., Pennington County, South Dakota; excepting Lot 1 on Block 13 and Lot 1 in Block 14 of Big Sky Subdivision and Dedicated Public Rights of Way (Big Sky Drive and DeGeest Street), as shown on the plat filed in Plat Book 29, Page 154.
PARCEL ACREAGE	Approximately 24.59
LOCATION	At the northern terminus of DeGeest Street
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	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the **August 9, 2001** Planning Commission meeting to allow staff to review the recently submitted revised plat.

GENERAL COMMENTS: **This item was continued at the July 5, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information and road construction plans. This Staff Report has been revised as of July 16, 2001. All revised or added text is shown in bold print.** The applicant has submitted a Preliminary and Final Plat to subdivide a 24.59 acre parcel creating ten residential lots and a twenty acre parcel to be known as "Tract A". The applicant has also submitted a Subdivision Regulations Variance request to waive all street improvements for DeGeest Drive and Homestead Street except for that portion of the streets shown to be platted. (See companion item #01SV011.) The development is identified as Phase Five, Big Sky Subdivision.

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On May 25, 2001, the applicant submitted a Layout Plat proposing to subdivide the property as identified on this plat. **City Council approved the Layout Plat at the July 16, 2001 City Council meeting.**

In July 1997, a Master Plan was approved to allow a residential development on approximately 300 acres of property to be known as "Big Sky Subdivision". Since then, Phase One, Phase Two, Phase Three and Phase Four of the proposed development have been platted and constructed.

STAFF REVIEW: The associated Layout Plat was continued at the June 21, 2001 Planning Commission meeting at the applicant's request to allow the applicant to meet with the Pennington County Drainage Engineer to discuss drainage concerns relative to proposed Tract A. (The Pennington County Drainage Engineer indicated that conveyance elements located through Tract A to the detention cell located south of the subject property must be constructed as a part of this plat.) On June 26, 2001, City staff and the Pennington County Drainage Engineer met with the applicant and determined that the drainage improvements must be addressed as a part of this plat. In addition, road construction plans for the balance of DeGeest Drive and Homestead Street as they abut the subject property must be submitted for review and approval integrating drainage information into the road plans. On June 27, 2001, the applicant requested that the Subdivision Regulations Variance request to waive street improvements for DeGeest Drive and Homestead Street be withdrawn.

**On July 11, 2001, the applicant submitted a revised plat to create four lots along the east side and two lots along the west side of DeGeest Drive. Previously proposed Tract A and the proposed cul-de-sac to be extended west of DeGeest Drive have been eliminated from the plat.**

**Staff is recommending that the Preliminary and Final Plat be continued to the August 9, 2001 Planning Commission meeting to allow staff time to review the revised plat.**