

STAFF REPORT

June 29, 2000

PLAT #00PL055 - Preliminary and Final Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Wyss Associates for B.E. Development
REQUEST	PLAT #00PL055 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 through 11 of Block 1 and Lots 1 through 11 of Block 2 of Skyview North Subdivision and Lot 25R of Minnewasta Subdivision (formerly Lot 25 of Minnewasta Subdivision) located in the E1/2 of SE1/4 of Seciton 10, T1N, R7E, BHM, Rapid City, Penningotn County, South Dakota
PARCEL ACREAGE	Approximately 29 Acres
LOCATION	At the east end of Harney Road
EXISTING ZONING	Low Density Residential (PRD)
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential/Park Forest
East:	Park Forest
West:	Low Density Residential
PUBLIC UTILITIES	City Water Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the July 13, 2000 Planning Commission meeting to allow time for the petitioner to submit additional information.

GENERAL COMMENTS: The applicant has submitted an associated Final Development Plan for the Planned Residential Development. Staff has identified a number of engineering issues that need to be addressed as part of that report (00PD023). Until these issue can be resolved, Staff is recommending that the Preliminary and Final Plat be continued.

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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.

STAFF REVIEW: