

STAFF REPORT

July 27, 2000

**PRD #00PD023 - Planned Residential Development -
Final Development Plan**

ITEM 5

GENERAL INFORMATION:

PETITIONER Wyss Associates for B.E. Development

REQUEST **PRD #00PD023 - Planned Residential Development - Final Development Plan**

LEGAL DESCRIPTION Beginning at the intersection of Sections 10, 11, 14 and 15 of Township 1 North, Range 7 East, B.H.M., travel 143.55 feet bearing N 0 21' 02" E, thence 501.90 feet bearing N 24 48' 28" W. This is the point of beginning. Commencing at the point of beginning, travel 304.9 feet bearing S 67 43' 38" W, thence 98.72 feet bearing S 82 23' 55" W, thence 108.07 feet bearing N 82 55' 53" W, thence 164.61 feet bearing N 49 32' 29" W, thence 133.32 feet bearing N 21 09' 41" W, thence 146.18 feet bearing N 61 04' 40" W, thence 50.52 feet bearing N 5 26' 38" E, thence 50.56 feet bearing N 53 41' 30" W, thence 148.08 feet bearing S 84 54' 36" W, thence 72.78 feet bearing N 64 42' 04" W, thence 91.66 feet bearing N 17 29' 57" W, thence 52.49 feet bearing N 60 01' 19" W, thence 322.51 feet bearing N 0 10' E, thence 587.14 feet bearing S 89 38' E, thence 924.89 feet bearing N 0 10' E, thence 520.87 feet bearing S 89 57' E, thence 595.72 feet bearing S 13 4' 37" E, thence 483.06 feet bearing S 12 41' 20" W, thence 371.36 feet bearing S 22 48' 48" W, thence 272.90 feet bearing S 24 48' 55" E to the point of beginning; and Lot 25 of Block 1 of Minnewasta Subdivision, located in the E1/2 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington 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 and Sewer to be extended

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development - Final Development Plan be continued to the August 10, 2000 Planning Commission meeting to allow time for the applicant to submit the required information prior to Planning Commission.