

STAFF REPORT

September 21, 2000

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**PLAT #00PL092 - Preliminary Plat**

**ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering Company for Renee Catron
REQUEST	<b>PLAT #00PL092 - Preliminary Plat</b>
LEGAL DESCRIPTION	Lots 31 through 38 in Block 2 and Lots 9 through 21 in Block 3 of Terracita Highlights Subdivision and dedicated right-of-way located in the S1/2 NE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.7 Acres
LOCATION	At the western terminus of Alta Vista Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Office Commerical District (Planned Commercial Development)
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District/General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary Plat be continued to the October 5, 2000 Planning Commission meeting to allow the petitioner time to submit additional engineering information.

GENERAL COMMENTS: This is the fourth phase of the Terracita Highlights development. The applicant is requesting Preliminary Plat approval of 19 single family residential lots. In November of 1998, the City approved a Major Amendment to the Planned Residential Development to reduce the density of the development, reduce the front yard setbacks on certain lots, and to allow sidewalks on one side of Alta Vista Drive.

In reviewing the Preliminary Plat, Staff has noted that additional drainage and grading information needs to be submitted. The information is significant enough that Staff can not recommend approval until this information is submitted for review.