

STAFF REPORT

October 5, 2000

PLAT #00PL073 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	PLAT #00PL073 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 through 6 of Sunshine Hills Subdivision and dedicated public right of way shown as Coneflower Lane and Pasque Lane, formerly Lots 1, 2, and 3 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 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

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat 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: