

STAFF REPORT

January 4, 2001

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**PLAT #00PL132 - Preliminary and Final Plat**

**ITEM 33**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Bernard D. Friend
REQUEST	<b>PLAT #00PL132 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 3R of Block 7 of Elks Country Estates and Tract 3R of the E1/2 of Section 16 (Lot 3R of Block 7: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3R: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3 and a portion of Tract 1 of the E1/2 of Section 16) located in the E1/2, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.766 Acres
LOCATION	South of Willowbend Road and the southern terminus of Jolly Lane
EXISTING ZONING	Low Density Residential-II District (PRD) and General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow time for the applicant to submit a rezoning request.

GENERAL COMMENTS: The applicant is proposing to reconfigure a common lot line between the residential lot and one of the golf course tracts. It was determined that some of the golf course improvements, golf cart path, were located outside of the golf course tract. This request is to reconfigure the lot line so all the golf course improvements are located on Tract 3R.

The Elks Club golf course is zoned General Agriculture Zoning District and the residential development of the Elks Country Estates is zoned Low Density Residential II with a Planned

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Residential Development. Golf courses are a permitted use in the General Agriculture Zoning District and a Use On Review in the Low Density Residential II Zoning District. To insure that all of the golf course is located in the same zoning designation, the portion of the property that is being added to the golf course tract needs to be rezoned to General Agriculture Zoning District.