

STAFF REPORT

May 24, 2001

No. 01PL033 - Preliminary and Final Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gustafson Builders
REQUEST	No. 01PL033 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 2 of Old Rodeo Subdivision located in the N1/2 of the SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	2.33
LOCATION	One quarter mile south of South Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District/Planned Commercial Development
South:	General Commercial District/Planned Commercial Development
East:	No Use District
West:	General Commercial District/Planned Commercial Development
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the June 7, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant is proposing to subdivide a lot for development in the Black Hills Orthopedics Planned Commercial Development. The proposed lot is east of the current building under construction on the subject property.

The property is part of the South Robbinsdale Neighborhood Future Land Use Plan. The applicant has discussed changing the location of the north/south collector road with the surrounding property owners. The applicant is proposing to locate the north/south collector road further to the east. The Future Land Use Committee has reviewed a proposal for this change and accepted the proposed change with a condition that all the affected property owners concur in the application for an amendment to the Future Land Use Plans. At this time, staff has not received an application for an amendment to the Comprehensive Plan with signatures of the property owners regarding the proposed change. Staff cannot support the request until the Comprehensive Plan Amendment is approved and the concurrence of

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all the affected landowners.

Staff would like to note that the drainage information provided was not adequate to proceed with the proposed plat at this time. The applicant will need to provide additional drainage information for the Engineering Staff to review. Until these issues are resolved, staff can not fully review the request. Staff recommends that the plat application be continued to the June 7, 2001 Planning Commission meeting.