

STAFF REPORT

June 21, 2001

No. 01PL033 - Preliminary and Final Plat

ITEM 17

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 July 5, 2001 Planning Commission meeting.

GENERAL COMMENTS: **(All changes are in bold)** 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. **Staff has received an application for an amendment to the Comprehensive Plan; however, signatures from all of the affected property owners were not included in the request.** Staff cannot support the request until the Comprehensive Plan Amendment is approved and

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the concurrence of all the affected landowners is obtained.

The applicant has submitted revised drainage information and engineering plans for review and approval. The Engineering Division is currently reviewing the revised plans. Staff recommends that the plat application be continued to the June 21, 2001 Planning Commission meeting.