

STAFF REPORT

August 23, 2001

No. 01PL077 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Don Phillips
REQUEST	No. 01PL077 - Layout Plat
LEGAL DESCRIPTION	Lots 1 thru 5 of Lot 1 of Tract 1 of Par Subdivision (formerly Lot 1 of Tract 1 of Par Subdivision) located in the SE1/4 of the SE1/4 Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.134 acres
LOCATION	Southwest of the intersection of Catron Boulevard and Tartan Court
EXISTING ZONING	General Agriculture District (City)
SURROUNDING ZONING	
North:	General Agriculture District (City)
South:	General Agriculture District (County)
East:	General Agriculture District (City)
West:	General Agriculture District (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the Layout Plat.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide the subject property into five residential lots. Currently, a single family residence and a shed are located on proposed Lot 2. The applicant has indicated that duplexes will be constructed on the remaining four lots.

STAFF REVIEW: The subject property was originally platted in 1989 as a part of the Par Subdivision. A note on the plat states that "all unimproved roadways will be hard-surfaced to City of Rapid City specifications if any of the lots are re-subdivided". Platting the subject property as proposed requires that Tartan Court and the section line rights-of-way located directly east and south of the subdivision must be improved as specified. Based on the cost of the road improvements, the applicant submitted a written request to withdraw the Layout Plat on August 10, 2001. As such, staff is recommending that the Planning Commission acknowledge the applicant's request to withdraw the Layout Plat.