

STAFF REPORT
January 27, 2005

No. 04PL209 - Layout Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Dan Godfrey
REQUEST	No. 04PL209 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 2 of Godfrey Addition located in the SE1/4 of Section 27, T1N, R7E and in SW1/4 of SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 2 of Godfrey Addition located in the SE1/4 of Section 27, T1N, R7E and in SW1/4 of SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 66.409 acres
LOCATION	Southwest of the intersection of Catron Boulevard and U.S. Highway 16
EXISTING ZONING	Suburban Residential District - Highway Service District (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Suburban Residential District - Highway Service District (Pennington County)
East:	Highway Service District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and on-site wastewater
DATE OF APPLICATION	12/28/2004
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Due to Staff illness, the completed staff report will be forwarded to the Planning Commission as soon as possible.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 66 acres into two lots sized 10 acres and 56.409 acres, respectively.

The property is located to the south of Catron Boulevard and to the west of S.D. Highway 16. Currently, there is one single family residence located on proposed Lot A of Lot 2.

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The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

Due to staff illness, the staff report for this project has not been completed as of this writing. Staff will forward the completed report to the Planning Commission as soon as possible.