

STAFF REPORT
February 10, 2005

No. 05PL008 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Land Development LLC
REQUEST	No. 05PL008 - Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of Section 13; and, a portion of the N1/2 of Section 24, all located in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 234, Minnesota Ridge Heights South Subdivision, all located in the SW1/4 of Section 13 and the N1/2 of Section 24, all located in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 110 acres
LOCATION	West of the intersection of Fifth Street and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/13/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the February 24, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 19 acres into 127 residential lots. In addition, a note on the Layout Plat states that as a part of Phase 2, 3 and 4 of the development, an adjacent 91 acres will be developed at a ratio of 1.2 dwelling units per acre for a maximum of 109 dwelling units.

The property is located north of Stumer Road and west of Fifth Street and is currently void of any structural development.

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STAFF REVIEW:

On February 1, 2005, the applicant requested that this item be continued to the February 24, 2005 Planning Commission meeting. In particular, the applicant indicated that the lot configuration and road layout located in the southeast corner of the subject property may be revised. As such, staff is recommending that the Layout Plat be continued as requested by the applicant.