

STAFF REPORT
February 24, 2005

No. 04PL196 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

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| PETITIONER | Davis Engineering, Inc. for Don & Cherril Brown |
| REQUEST | No. 04PL196 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 1 thru 5 of Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 24.0 acres |
| LOCATION | Located at the end of Estates Drive |
| EXISTING ZONING | Park Forest |
| SURROUNDING ZONING | |
| North: | Park Forest |
| South: | Medium Density Residential District/Low Density Residential District |
| East: | |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 12/10/2004 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the **March 10, 2005 Planning Commission meeting to allow staff time to review recently submitted construction plans.**

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create five lots within the Springbrook Acres Subdivision. The parcel is characterized with a steep hill in the southern half of the property dropping sharply to a valley in the northern half of the property.

The property is located at the northern terminus of Estates Drive and Foothills Drive and is

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currently void of any structural development.

STAFF REVIEW:

(This Staff Report has been updated on February 18, 2005. All revised and/or added text is shown in bold print.) This item was continued at the February 10, 2005 Planning Commission meeting to allow the applicant to submit construction plans. On January 28, 2005, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, water, sewer and additional pavement along Foothills Drive and to install curb, gutter and sidewalk along Estates Drive as they extend into the subject property. (See companion item #05SV008.) On February 16, 2005, the applicant's Engineer submitted construction plans for the project. Staff is recommending that the Preliminary Plat be continued to the March 10, 2005 Planning Commission meeting to allow staff time to review the recently submitted construction plans. Please note that no other part of this Staff Report has been revised.

(This Staff Report has been updated on February 1, 2005. All revised and or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted and, as such, the applicant has requested that this item be continued to the February 24, 2005 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

On December 28, 2004, the applicant's Engineer requested that this item be continued to the February 10, 2005 Planning Commission meeting to allow him additional time to complete the construction plans. As such, staff is recommending that the Preliminary Plat be continued as requested.