

STAFF REPORT
August 4, 2005

No. 05PL131 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Kadrmaz, Lee and Jackson for Edgewood Estates
REQUEST	No. 05PL131 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A Tract of land lying In the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, described more particularly as follows: Commencing at the southeast corner of Lot 1, Block 5, of the Plat Of Auburn Hills Subdivision; Thence S0 10'40"W for 3.16 feet; Thence along a curve to the right with a delta angle of 45 00'00", a radius of 174.00 Feet and an Arc length of 121.57 feet; Thence S40 12'27"W for 115.26 feet to the Point of Beginning; Thence from said point of beginning S40 12'27"W for 22.69 feet; Thence along a curve to the left with a delta angle of 40 01'24", a radius of 226.00 feet and an Arc length of 157.87 Feet; Thence S00 11'02"W for 301.03 feet; Thence S89 57'18"W for 478.00 feet; Thence N00 11'33"E for 525.82 feet; Thence N90 00'00"E for 400.98 feet; Thence long a curve to the right with a delta angle of 40 12'27", a radius of 194.00 feet and an arc length of 136.14 feet; Thence S49 47'33"E For 25.06 feet to the said point of beginning. Said Tract contains 256,040 square feet or 5.878 acres.
PROPOSED LEGAL DESCRIPTION	Lot 1, Block 1, Edgewood Estates Addition, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.878 acres
LOCATION	At the southern terminus of Chalkstone Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water

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DATE OF APPLICATION 7/8/2005

REVIEWED BY Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into two lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted an Initial and Final Planned Residential Development to allow 12 four plexes to be constructed on the property to be known as "Edgewood Estates Addition". (See companion item #05PD053.)

On July 21, 2005, the Planning Commission approved an Initial and Final Planned Residential Development to allow 12 four plexes to be constructed directly east of the subject property to be known as "Pine Crest Village Addition".

The property is located on the west side of the southern terminus of Chalkstone Drive. Currently, two single family residences are located on the property.

STAFF REVIEW:

On July 15, 2005, the applicant submitted a revised site plan showing the elimination of an east-west street connection through the subject property and the relocation of three of the proposed four plex units. Subsequently, on July 22, 2005, the applicant requested that this item be denied without prejudice. The applicant has indicated that a revised Preliminary Plat and Initial and Final Residential Development Plan will be submitted showing the proposed revisions as identified. As such, staff is recommending that the Preliminary Plat be denied without prejudice as requested.