

STAFF REPORT
September 6, 2007

No. 07PL105 - Preliminary Plat

ITEM 5

GENERAL INFORMATION:

APPLICANT/ AGENT	Shannon Schad
PROPERTY OWNER	Shannon Schad, Courtney Schad, Lawrence W. Haley and Tim and Sara Wishard
REQUEST	No. 07PL105 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1R, 2R and 3 in Block 2 of Skyview North Subdivision, located in the NE1/4 of the SE1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R2, 2R2 and 3R in Block 2 of Skyview North Subdivision, located in the NE1/4 of the SE1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.10 acres
LOCATION	2038, 2050 and 2064 Harney Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge the applicant's request that the Preliminary Plat be withdrawn.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #07SV045) to reduce the easement width from 49 feet to 20 feet for a common access easement and to

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waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along the common access easement.

The property is located east of Sheridan Lake Road along the north side of Harney Drive. Currently, a single family residence is located on proposed Lot 1R2 and Lot 2R2, respectively. Proposed Lot 3R is currently void of any structural development.

STAFF REVIEW:

On August 24, 2007, the applicant requested that this item be withdrawn. As such, staff is recommending that the Planning Commission acknowledge the applicant's request that the Preliminary Plat be withdrawn.