

STAFF REPORT
March 6, 2008

No. 08PL019 - Preliminary Plat

ITEM 33

GENERAL INFORMATION:

APPLICANT	Land and Marine Development, Inc.
AGENT	Jared Tordsen
PROPERTY OWNER	Land and Marine Developments, Inc.
REQUEST	No. 08PL019 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 NE1/4 SE1/4 less lots 1 thru 7, 22, 31 and 32 of Rockinon Ranch Estates, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15 thru 21 of Rockinon Ranch Estates, located in N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.708 acres
LOCATION	West of Bunker Drive and south of Lennon Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge the applicant's withdrawal of the Preliminary Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create seven residential lots as Phase Two of the Rockinon Ranch Estates. In addition, the applicant has submitted an Initial and Final Residential Development Plan (#08PD006) that includes 6.183 acres of the Rockinon

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Ranch Estates development, including this property.

On August 9, 2007, the Planning Commission approved a Preliminary Plat (#07PL097) to create seven lots within the Rockinon Ranch Estates. The City Council will consider the Preliminary Plat request at their March 3, 2008 City Council meeting.

The property is located west of Bunker Drive and south of Lennon Lane. Currently, a single family residence is located on the unplatted balance.

STAFF REVIEW:

As noted above, the applicant submitted a Preliminary Plat to create seven lots that will be considered at the March 3, 2008 City Council meeting. This plat includes the same area, and as such, the applicant has subsequently withdrawn this Preliminary Plat request.

Staff is recommending that the Planning Commission acknowledge the applicant's withdrawal of the Preliminary Plat application.