

STAFF REPORT  
July 24, 2008

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**No. 08PL100 - Preliminary Plat**

**ITEM 29**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Patrick and Barbara Miller
REQUEST	<b>No. 08PL100 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot B of Harter Addition, located in the NW1/4 of the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R and 2R of Lot B in Harter Addition, located in the NW1/4 of the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.933 acres
LOCATION	2430 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/27/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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 reconfigure two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#08SV036) for the property. The property is zoned Medium Density Residential District and is located between Canyon Lake Drive and Plum Tree Lane. Currently, a single family residence and accessory structures are located on each of the existing lots. The proposed subdivision will not increase the density of development.

On July 16, 2008 the applicant requested that this item be denied without prejudice. As such, staff recommends that the Preliminary Plat be denied without prejudice at the

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applicant's request.