

STAFF REPORT
June 10, 2010

No. 10PL032 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

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| APPLICANT | Andrea K. Sabow |
| AGENT | Renner & Associates, LLC |
| PROPERTY OWNER | Andrea K. Sabow |
| REQUEST | No. 10PL032 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | A portion of the E1/2 of the NW1/4 of the SW1/4 and a portion of the NE1/4 of the SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Tracts A, B and C of Tower Place, located in the N1/2 of the SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 10.891 acres |
| LOCATION | West of Tower Road and north of Skyline Ranch Road |
| EXISTING ZONING | Park Forest District |
| SURROUNDING ZONING | |
| North: | General Commercial District |
| South: | General Agriculture District |
| East: | General Commercial District - Office Commercial District |
| West: | Park Forest District |
| PUBLIC UTILITIES | Private on-site water and wastewater |
| DATE OF APPLICATION | 5/14/2010 |
| REVIEWED BY | Vicki L. Fisher / Mary Bosworth |

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the June 24, 2010 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide 10.891 acres into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (File #10SV009) to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water, sewer and additional pavement along Tower Road and Skyline Ranch Road and to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water, sewer and

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pavement along Hanks Drive as they abut the property.

On June 2, 2008, the City Council acknowledged the applicant's withdrawal of a Preliminary Plat (File #08PL052) to subdivide the property into two lots. In addition, the City Council acknowledged the applicant's withdrawal of a Variance to the Subdivision Regulations (File #08SV025) to waive the requirement to improve the adjacent streets.

On September 5, 2006, the City Council denied without prejudice a Preliminary Plat (File #06PL086) to subdivide the property into two lots at the applicant's request. In addition, the City Council denied without prejudice a Variance to the Subdivision Regulations (File #06SV038) to waive the requirement to improve the adjacent streets at the applicant's request.

The property is located in the northwest corner of the intersection of Tower Road and Skyline Ranch Road. Currently, Tract A is void of any structural development. Existing single family residences are currently located on proposed Tract B and proposed Tract C.

STAFF REVIEW:

The previously submitted Preliminary Plat(s) for the property were continued several times by the Planning Commission and the City Council to allow the applicant to address utility and access issues. However, the information was never submitted as requested and the applicant ultimately requested that the first Preliminary Plat application be denied without prejudice and withdrew the second Preliminary Plat application. The information was not submitted as a part of this application. Subsequently, the applicant's agent has requested that this item be continued to the June 24, 2010 Planning Commission meeting in order to meet with staff to address the on-going utility and access issues.

Staff recommends that the Preliminary Plat be continued to the June 24, 2010 Planning Commission meeting at the request of the applicant's agent.