

STAFF REPORT

October 26, 2000

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**PLAT #00PL082 - Preliminary and Final Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Renner and Sperlich for Olde Glory Marketing
REQUEST	<b>PLAT #00PL082 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 13 and 14 of Canyon Shadows Subdivision (formerly the unplatted balance of the NW1/4 of the NE1/4 of Section 8, T1S, R7E, BHM) located in the NW1/4 of the NE1/4, Section 8, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.369 Acres
LOCATION	At the intersection of 47th Avenue West and Bears Loose Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Shared Well or Central Water (proposed) Septic Tank and Drainfields (proposed)
REPORT BY	Bill Lass

RECOMMENDATION: **Staff recommends that the Preliminary and Final Plat be denied without prejudice at the request of the applicant.**

GENERAL COMMENTS: **This Staff Report has been revised as of October 18, 2000. New or revised text is shown in bold print.** This Preliminary and Final Plat proposes to split an existing 8.3 acre parcel of land into two new lots – Lot 13 and Lot 14. Lot 13 will be 3.64 acres in size and is the location of a house foundation although the house was never completed. There currently are no structures located on Lot 14. The subject property is located at the intersection of 47<sup>th</sup> Avenue West and Bears Loose Road. Bears Loose Road flanks the southern and eastern margins of the property while 47<sup>th</sup> Avenue West borders the western side of the property. Both roadways have a gravel surface where they abut the subject property. There is an unimproved section line highway flanking the northern boundary of the subject property. The northern portion of the subject property is located within Rapid City's three-mile patting area while most of the property is located outside of this area. The subject property is zoned Low Density Residential by Pennington County.

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A Layout Plat for this plat was approved by the City Council on July 24, 2000. That approval carried numerous stipulations – some of which have not yet been met. Because of this, the Planning Commission continued action on this request to the October 26, 2000 Planning Commission meeting. Furthermore, the City Council on September 18, 2000 denied a Subdivision Variance request submitted by the petitioner requesting a waiver of the paving requirement. As of this writing, the required street improvement plans have not been submitted for review.

**STAFF REVIEW: On October 18, 2000 the petitioner's agent contacted Planning Department Staff and indicated that the petitioner is now requesting that this platting request be denied without prejudice.**