

STAFF REPORT

June 7, 2001

No. 01PD026 - Planned Residential Development - Initial Development Plan **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Ken Berglund
REQUEST	No. 01PD026 - Planned Residential Development - Initial Development Plan
LEGAL DESCRIPTION	A tract of land located in the Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) of Section Twenty-Two (22), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of the Southeast One-Quarter of the previously described property, said point being along the easterly line of Section Twenty-Two and coincident with the ¼ Section Line; Thence, southerly along the Section Line, S 00 degrees, 03 minutes, 25 seconds E, a distance of 836.82 feet; Thence, S 89 degrees, 57 minutes, 28 seconds W, a distance of 299.41 feet; Thence, N 00 degrees, 00 minutes, 00 seconds W, a distance of 187.14 feet; Thence, N 52 degrees, 14 minutes, 07 seconds W, a distance of 214.26 feet; Thence, N 52 degrees, 14 minutes, 07 seconds W, a distance of 41.37 feet; Thence, N 23 degrees, 00 minutes, 00 seconds E, a distance of 100.56 feet; Thence, N 23 degrees, 00 minutes, 00 seconds E, a distance of 432.55 feet to a point on the ¼ Section Line; Thence, easterly along said ¼ Section Line, N 89 degrees, 28 minutes, 31 seconds E, a distance of 259.25 feet; Thence, continuing easterly along said ¼ Section Line, N 89 degrees, 34 minutes, 29 Seconds E, a distance of 33.12 feet to the point of beginning. Said tract of land contains 7.2 acres, more or less
PARCEL ACREAGE	Approximately 7.2 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District

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West:	General Agriculture District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial Development Plan be continued to the June 21, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant is requesting approval of an Initial Residential Development Plan to allow a residential development on the subject property. In addition, the applicant is proposing to rezone the property from General Agriculture District to Medium Density Residential District. The applicant has also submitted a Layout Plat to plat the property creating a 7.2 acre lot. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the balance of the property into three lots to be known as Lots 1 thru 3 of Squirrely Acres and to rezone the three lots from General Agriculture District to Park Forest District with an Initial Planned Residential Development. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit for all four lots. (See companion items 01PL044, 01PL047, 01SV009, 01RZ025, 01PD027 and 01PD027.)

The property is located at the southern terminus of Berglund Road, directly west of the Sodak building on U. S. Highway 16. Currently, the property is void of any structural development.

STAFF REVIEW: Upon submittal of an Initial Development Plan, the following information must be submitted for review and approval: 1) a site plan identifying the general location of all proposed land uses including the maximum number of dwelling units, proposed minimum setbacks, proposed maximum building height, the area proposed for off-street parking, general locations of all sidewalks, the proposed areas of landscaping, location and size of all proposed curb cuts other than for single family detached units, general location of all common areas; open space, general locations of any outdoor lights, general location of proposed perimeter fencing, location of proposed lot lines; 2) information on surrounding property including zoning and street names; 3) location of the type of proposed water mains and sanitary sewer mains and disposal system; 4) a sign package; 5) general location, width, grade and proposed improvements to public and private streets; 6) topographic information; 7) storm drainage plan; and, 8) if the project is to be phased, a phasing plan.

To date, none of the above referenced information has been submitted. Staff is recommending that the Initial Planned Residential Development be continued to the June 21, 2001 Planning Commission meeting to allow the applicant to submit the necessary information for review and approval.