

STAFF REPORT

July 5, 2001

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**No. 01PL033 - Preliminary and Final Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gustafson Builders
REQUEST	<b>No. 01PL033 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 2 of Old Rodeo Subdivision located in the N1/2 of the SW1/4 of Section 26, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	2.33
LOCATION	One quarter mile south of South Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District/Planned Commercial Development
SURROUNDING ZONING	
North:	General Commercial District/Planned Commercial Development
South:	General Commercial District/Planned Commercial Development
East:	No Use District
West:	General Commercial District/Planned Commercial Development
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: **Staff recommends that the Preliminary and Final Plat be continued to the July 26, 2001 Planning Commission meeting.**

GENERAL COMMENTS: **(All changes are shown in bold)** The applicant is proposing to subdivide a lot for development in the Black Hills Orthopedics Planned Commercial Development. The proposed lot is east of the current building under construction on the subject property.

The property is part of the South Robbinsdale Neighborhood Future Land Use Plan. The applicant has discussed changing the location of the north/south collector road with the surrounding property owners. The applicant is proposing to locate the north/south collector road further to the east. The Future Land Use Committee has reviewed a proposal for this change and accepted the proposed change with a condition that all the affected property owners concur in the application for an amendment to the Future Land Use Plans. **The three landowners that are affected by the Comprehensive Plan Amendment have not agreed to the revisions at this time. The Orthopedic Building Partnership has stated**

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that they will proceed with their plans for their property under the existing plan if a decision can not be reached. This would require the applicant to dedicate, design and construct the north/south collector road.

The applicant has submitted the revised drainage information and engineering plans on June 8, 2001 for review and approval; however, the design plans did not include any design for the north/south collector road.

Until, the Comprehensive Plan Amendment is approved or the applicant submits revised plans for the north/south collector, Staff can not recommend approval of the request. Staff recommends that the request be continued to the July 26, 2001 Planning Commission meeting.