

STAFF REPORT

June 6, 2002

No. 02PL052 - Layout Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02PL052 - Layout Plat
EXISTING LEGAL DESCRIPTION	GL 1-2 Less ROW, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 40
LOCATION	North of Catron Boulevard and east of future 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	County
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide approximately 40 acres into 20 commercial lots. The subject property is located in the northeast corner of the intersection of Catron Boulevard and the proposed right-of-way location for the future extension of Fifth Street. The property is currently void of any structural development.

STAFF REVIEW:

In addition to the subject property, the applicant also owns approximately 40 adjoining acres located directly north of the subject property on the north of Catron Boulevard. In order to insure adequate road networking throughout the applicant's property as well as to adjacent properties, a Master Plan must be submitted for review and approval. The Master Plan must also identify a conceptual utility layout. Staff is recommending that the Layout Plat be continued to the June 20, 2002 Planning Commission meeting to allow the applicant to submit a Master Plan as identified.