

STAFF REPORT

August 8, 2002

No. 02PL077 - Preliminary and Final Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	No. 02PL077 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 3, 4A, and 4B of Block 4 of Park Meadows Subdivision located in the NE1/4 of SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A, 1B, 2A, 2B, 3A, 3B, 4AR, and 4BR of Block 4 of Park Meadows Subdivision located in the NE1/4 of SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 acres
LOCATION	1300 block of Sydney Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge the applicant's request to deny without prejudice the Preliminary and Final Plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide five previously platted lots into eight townhome lots. On September 17, 2001, the City council approved Layout Plat #01PL091 to create a 117 residential lot development to be known as the Park Meadows Subdivision. The subject property is a part of Phase One of the proposed development. On February 4, 2002, the City Council approved Preliminary and Final Plat

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#02PL001 for Phase One of the Park Meadows Subdivision creating 21 residential lots. The subject property was identified as future townhome lots on the approved Layout Plat and, as such, the applicant has submitted this Preliminary and Final Plat to subdivide the property accordingly.

The subject property is located approximately 100 feet east of the Sydney Drive/East Oakland Street intersection on the south side of Sydney Drive and is currently void of any structural Development.

STAFF REVIEW:

On July 25, 2002, the Planning Commission approved Preliminary and Final Plat #02PL069 for Phase Two of the Park Meadows Subdivision to create 60 residential lots. The Planning Commission approved the Preliminary and Final Plat with the stipulation that upon any additional platting of the Park Meadows Subdivision, East Oakland Street be constructed to the south lot line of the subject property. As such, the applicant has requested that the Preliminary and Final Plat be denied without prejudice to allow him to resubmit at a later date when construction plans have been completed showing the road extension as required. (Please note, the City Council will hear Preliminary and Final Plat #02PL069 on August 5, 2002.)

Staff is recommending that the Planning Commission acknowledge the applicant's request to deny without prejudice the Preliminary and Final Plat.