

STAFF REPORT

April 10, 2003

No. 03PL028 - Preliminary and Final Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village Limited Partnership
REQUEST	No. 03PL028 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 2, Superpumper Addition located in the SE1/4 of the SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2, Superpumper Addition located in the SE1/4 of the SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10..04 Acres
LOCATION	Northwest of the intersection of Cambell Street and Fairmont Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Park Forest
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/14/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the April 24, 2003 Planning Commission meeting to allow the applicant to submit a revised plat document.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. The property is located in the northwest corner of the Cambell/Street Fairmont Boulevard intersection and is currently void of any structural development.

The applicant has also submitted a Comprehensive Plan Amendment to change the land

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use designation from residential to general commercial and a request to rezone from Medium Density Residential District to General Commercial District on a portion of the non-transferable balance. (See companion items #03CA007 and 03RZ015.)

On January 6, 2003, the City Council approved a Layout Plat to subdivide the subject property as identified on this Preliminary and Final Plat.

STAFF REVIEW:

The applicant has indicated that a revised Preliminary and Final Plat will be submitted to create a drainage lot and an additional residential lot. As such, staff is recommending that the Preliminary and Final Plat be continued to the April 24, 2003 Planning Commission meeting to allow the applicant additional time to submit the revised plat document.