

STAFF REPORT  
January 6, 2005

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**No. 04PL196 - Preliminary Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Don & Cherril Brown
REQUEST	<b>No. 04PL196 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 thru 5 of Tract SB revised of Springbrook Acres Subdivision located in SW1/4, NE1/4, and NW1/4, SE1/4, and SE1/4, NW1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.0 acres
LOCATION	located at the end of Estates Drive
EXISTING ZONING	Park Forest
SURROUNDING ZONING	
North:	Park Forest
South:	Medium Density Residential District/Low Density Residential District
East:	
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the February 10, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create five lots within the Springbrook Acres Subdivision. The parcel is characterized with a steep hill in the southern half of the property dropping sharply to a valley in the northern half of the property.

The property is located at the northern terminus of Estates Drive and Foothills Drive and is currently void of any structural development.

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STAFF REVIEW:

On December 28, 2004, the applicant's Engineer requested that this item be continued to the February 10, 2005 Planning Commission meeting to allow him additional time to complete the construction plans. As such, staff is recommending that the Preliminary Plat be continued as requested.