

STAFF REPORT
February 10, 2005

No. 04PL196 - Preliminary Plat

ITEM 4

GENERAL INFORMATION:

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| PETITIONER | Davis Engineering, Inc. for Don & Cherril Brown |
| REQUEST | No. 04PL196 - Preliminary Plat |
| 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 24, 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:

(This Staff Report has been updated on February 1, 2005. All revised and or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted and, as such, the applicant has requested that this item be continued to the February 24, 2005 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

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.