

STAFF REPORT
May 26, 2005

No. 05PL076 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck LLC
REQUEST	No. 05PL076 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 18 through 26 of Block 3, Auburn Hills Subdivision, located in the SW1/4 of the NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.897 acres
LOCATION	West of the intersection of Coal Bank Drive and Crimson Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/28/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create nine residential lots as a part of the Auburn Hills Subdivision.

The property is located at the western terminus of Crimson Court and is currently void of any structural development.

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STAFF REVIEW:

On May 12, 2005, the applicant submitted a letter requesting that this Preliminary Plat be denied without prejudice. As such, staff is recommending that the Preliminary Plat be denied without prejudice at the applicant's request.