

STAFF REPORT
July 7, 2005

No. 05PL110 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. for William Morrison
REQUEST	No. 05PL110 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Parcel B, Lot 3, located in the SW1/4 SW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, Morrison Subdivision, located in the SW1/4 SW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.32 acres
LOCATION	Adjacent to the north side of Green Valley Drive between Reservoir Road and Green Field Drive
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	6/9/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide approximately 5.32 acres into 5 residential lots. The proposed lots range in size from one acre to 1.319 acres. The subject property is located north of Green Valley Drive and east of Reservoir Road. The subject property is located within Pennington County but within the three mile platting jurisdiction. Currently there are no structures located on the property. The applicant has also submitted a Variance to the Subdivision Regulations (05SV040) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted the following considerations:

STAFF REPORT
July 7, 2005

No. 05PL110 - Preliminary Plat

ITEM 12

Zoning: The subject property is currently zoned Limited Agriculture in the County. The Limited Agriculture Zoning District requires that lots have a minimum lot size of 10 acres. The proposed lots have a maximum size of 1.319 acres. The Pennington County staff noted that the applicant requested that the subject property be rezoned from Limited Agriculture to Suburban Residential District. The Pennington County Planning Commission recommended that the County zoning request be denied without prejudice to allow the applicant to submit a request to rezone the property from Limited Agriculture to Planned Urban Development with a maximum of three lots. As such, staff is recommending that the Preliminary Plat be denied without prejudice to allow the property to be rezoned and to allow time for the applicant to submit a revised Preliminary Plat in compliance with the zoning regulations of Pennington County.