

STAFF REPORT
July 7, 2005

No. 05PL113 - Layout Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL113 - Layout Plat
EXISTING LEGAL DESCRIPTION	E1/2 NE1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	E1/2 NE1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.85 acres
LOCATION	4511 Jolly Lane
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential - II District (Planned Residential Development)
South:	Light Industrial District - Limited Agriculture District - General Agriculture (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential - II District (Planned Residential Development) - General Commercial District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the July 21, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into 298 residential lots to be known as Elks Meadow Subdivision. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) located in Sections 16, 20 and 21, T1N, R8E as identified on the Major Street Plan, which includes the subject property. (See companion item #05CA027.)

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The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) within this area. Staff has reviewed the proposed street changes and, even though several of the proposed changes can be supported, there are additional proposed revisions that appear problematic. The Layout Plat may significantly be altered depending upon the proposed revisions to the Major Street Plan. As such, on June 24, 2005, the applicant requested that the Comprehensive Plan Amendment and the Layout Plat be continued to the July 21, 2005 Planning Commission meeting to allow them to meet with staff and discuss additional revisions to both documents. Staff is recommending that the Layout Plat be continued as requested by the applicant.