

STAFF REPORT  
May 25, 2006

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**No. 06PD026 - Planned Residential Development - Initial and Final Development Plan**

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**ITEM 30**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Park Hill Development, Inc.
REQUEST	<b>No. 06PD026 - Planned Residential Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 NE1/4 and the unplatted balance of the SE1/4 NE1/4, less right-of-way, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.97 acres
LOCATION	At the northern terminus of Smith Avenue
EXISTING ZONING	Medium Density Residential District - Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District - Low Density Residential District
South:	Medium Density Residential District - Low Density Residential District
East:	Light Industrial District - Heavy Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/28/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Residential Development to allow a single family residential development with a reduced front yard setback and side yard setback on the subject property. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. The applicant has also submitted a Preliminary Plat to subdivide the subject property into 30 lots leaving an unplatted non-transferable balance. (See companion items #06PL062 and 06SV027.)

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On February 6, 2006, the City Council approved a Layout Plat to subdivide the subject property into 30 lots as shown on this Preliminary Plat. The proposed subdivision is to be known as Phase Four of the Park Meadows Subdivision.

The property is located at the northern terminus of Smith Avenue and is currently void of any structural development.

**STAFF REVIEW:**

On May 15, 2006, the applicant requested that this item be denied without prejudice. As such, staff is recommending that the Initial and Final Planned Residential Development be denied without prejudice at the applicant's request.