

STAFF REPORT
June 21, 2007

No. 07PL072 - Layout Plat

ITEM 49

GENERAL INFORMATION:

PETITIONER	Kevin Kuehn
REQUEST	No. 07PL072 - Layout Plat
EXISTING LEGAL DESCRIPTION	The SE1/4 NE1/4 and the E1/2 SE1/4 of Section 33, T1N, R8E; and, Lot 2 of the SW1/4 NW1/4 and Lot 2 of the W1/2 SW1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 56 of Block 1 of Dry Creek No. 2 Subdivision, located in Sections 33 and 34, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 174.56 acres
LOCATION	Old Folsom Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District - Limited Agriculture District
East:	Limited Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Community well and private septic systems
DATE OF APPLICATION	5/25/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to create 56 lots approximately three acres in size. The property is located south of Lamb Street and west of Old Folsom Road. The subject property is currently void of 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

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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: Staff noted that the subject property of the proposed Layout Plat is located in the Basin Electric Intertie Study Area. The Basin Electric Intertie Study Area has been extended to June 27, 2007 and the contract is proposed to be extended to December 31, 2007. As such, staff would recommend that the Layout Plat be denied without prejudice and that the applicant reapply after the study had been completed.