

STAFF REPORT

December 7, 2000

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**PRD #00PD058 - Initial and Final Planned Residential  
Development**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Dream Design for Stoney Creek Inc.
REQUEST	<b>PRD #00PD058 - Initial and Final Planned Residential Development</b>
LEGAL DESCRIPTION	A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the NE Corner of the intersection of Sheridan Lake Road and Catron Boulevard Right-of-ways, thence N00°03'41"W, 558.15 feet to the True Point of Beginning; thence N00°03'41"W along said right of way line 362.92 feet; thence departing said right of way line, N89°21'15"E, 13.92 feet to a point lying on the southerly boundary line of Autumn Hills Subdivision; thence along said southerly boundary line the following three courses: thence N89°20'21"E, 60.09 feet; thence N89°21'08"E, 64.99 feet; thence N89°19'52"E, 84.47 feet; thence departing said southerly line, S11°18'01"E, 244.96 feet; thence S65°11'42"W along the northerly line of Lot 1 of Autumn Hills Plaza Subdivision, 298.61 feet to the True Point of Beginning, containing 1.747 acres, more or less
PARCEL ACREAGE	Approximately 1.734 Acres
LOCATION	Approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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RECOMMENDATION: Staff recommends that the Initial and Final Planned Residential Development be continued to the January 4, 2001 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Planned Residential Development request to allow ten townhomes to be located on the subject property. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the subject property into ten lots. (See companion item #00PL115.)

On November 6, 2000, the City Council approved a Planned Development Designation on the subject property requiring that an Initial and Final Planned Residential Development request be approved prior to the issuance of a building permit. The property is located approximately 1,050 feet north of the intersection of Sheridan Lake Road and Catron Boulevard on the east side of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW: The applicant has requested that the Initial and Final Planned Residential Development be continued to the January 4, 2001 Planning Commission meeting in order to submit additional information necessary for the project to go forward. As such, staff is recommending that the Initial and Final Planned Residential Development be continued as requested.