

STAFF REPORT

December 7, 2000

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**PLAT #00PL100 - Layout, Preliminary and Final Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Rick Kahler for South Elm Development LLC
REQUEST	<b>PLAT #00PL100 - Layout, Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot C of the N1/2 of Government Lot 4 (formerly a portion of Lot B of the N1/2 of Government Lot 4) located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.671 Acres
LOCATION	Approximately 1/4 mile south of the intersection of Minnesota Street and Parkview Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Public
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be continued to the **January 4, 2001** Planning Commission meeting to allow the applicant additional time to submit the required information.

GENERAL COMMENTS: **This item was continued at the October 5, 2000 Planning Commission meeting, at the October 26, 2000 Planning Commission meeting and again at the November 22, 2000 Planning Commission meeting to allow the applicant additional time to submit a Master Plan, road construction plans, a structural site plan, information on the well lot, and a site plan identifying the location and size of existing water lines along Parkview Drive and within 500 feet of the property.** The applicant has submitted a Layout, Preliminary and Final Plat to create a 3.671 acre residential lot. Currently, the subject property is a part of a 15.170 acre parcel known as Lot B. The proposed plat leaves the remaining 11.499 acre balance of Lot B as a nontransferable balance until such time as it is also replatted.

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In 1993, a Final Plat was approved to create two residential lots and a well lot, inclusive of the subject property, to be known as Lot A Revised and Lot B. Currently, a residence and a pole barn are located on the 3.671 acre lot as proposed by this plat. The remaining balance of Lot B is void of any structural development.

STAFF REVIEW: Staff is recommending that the Layout, Preliminary and Final Plat be continued to the **January 4, 2001** Planning Commission meeting to allow the applicant time to submit additional information. Staff is unable to adequately review the proposed plat until the following information is submitted: 1) A Master Plan identifying the proposed future development on the remaining balance of Lot B and the proposed future development of property located directly south of the subject property also owned by the applicant(s); 2) Road construction plans for the access and utility easement located along the south lot line of proposed Lot C and road construction plans for Parkview Drive; 3) A structural site plan identifying existing development on proposed Lot C, including on-site water and wastewater system(s); 4) Information on the well lot, including the property(s) that the well serves; and, 5) A site plan identifying the location and size of existing water lines along Parkview Drive and within 500 feet of the property.

Upon submittal of a Master Plan, staff will review the proposed plat as the first phase of development for the entire 15.710 acre parcel.

**To date, the above referenced information has not been submitted. On November 14, 2000, the applicant submitted a Master Plan identifying the future development of 43 lots on the remaining balance of Lot B. However, a complete Master Plan must be submitted identifying potential future development of the two lots located directly south of the subject property also owned by the applicant(s). Staff is recommending that the Layout, Preliminary and Final Plat be continued to the January 4, 2001 Planning Commission meeting to allow the applicant additional time to submit the necessary information. In order to be considered at the January 4, 2001 Planning Commission meeting, the information must be submitted by December 8, 2000.**