

STAFF REPORT

December 7, 2000

PLAT #00PL115 - Preliminary and Final Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design for Stoney Creek Inc.
REQUEST	PLAT #00PL115 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Autumn Hills Plaza Subdivision located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.734 Acres
LOCATION	At 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

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

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create ten townhome lots. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide the subject property and an adjacent 22.44 acres to allow for approximately 13 acres of commercial development and 15 acres of residential development. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL060 to create four commercial lots located directly south of the subject property. On November 6, 2000, the City Council approved Layout Plat #00PL103 to subdivide the property as identified on this Preliminary and Final Plat.

The property is located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road and is currently void of any structural development.

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The Preliminary and Final Plat request is a companion item to an Initial and Final Planned Residential Development request. (See companion item #00PD058.)

STAFF REVIEW: The applicant has requested that the Preliminary and Final Plat 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 plat be continued as requested.