

STAFF REPORT

September 7, 2000

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**PLAT #00PL078 - Preliminary and Final Plat**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Peggy Nielsen and Marcia Houk
REQUEST	<b>PLAT #00PL078 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Shaver Tract Subdivision of the north portion of Parcel No. 1 located in the W1/2, NW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.810 Acres
LOCATION	East of Jackson Boulevard and south of Shaver Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	High Density Residential District-General Commercial District (PCD)
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulation:

Register of Deeds Office Recommendation:

1. Prior to Final Plat approval by the City Council, the applicant shall provide an alternate lot designation or subdivision name for review and approval.

GENERAL COMMENTS: The applicant is proposing to subdivide an 11.810 acre parcel into two lots. The property is located east of Jackson Boulevard and south of Shaver Street. The Planning Commission and City Council approved a Layout Plat for the subject property earlier this year. The Layout Plat identified a number of issues regarding the subject property. Staff had expressed concerns with the size and potential usage of the proposed lots. Access was an additional concern.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and have identified the following concerns:

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As previously noted in the Layout Plat and Planned Development Designation for the subject property, there are a number of issues that need to be addressed as part of any development of the property. These issues will be addressed when individual development plans are proposed for the subject property. These issues include extension of infrastructure; i.e. streets, water and sewer, geotechnical evaluations of building and grading areas, and water pressure concerns to the higher elevations of the property.

The Register of Deeds Office has indicated that Lots 1 and 2 of Shaver Tract already exist. The applicant will need to change the lot number designation or the subdivision name before final plat approval.