

STAFF REPORT

January 25, 2001

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**PLAT #00PL132 - Preliminary and Final Plat**

**ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Bernard D. Friend
REQUEST	<b>PLAT #00PL132 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 3R of Block 7 of Elks Country Estates and Tract 3R of the E1/2 of Section 16 (Lot 3R of Block 7: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3R: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3 and a portion of Tract 1 of the E1/2 of Section 16) located in the E1/2, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.766 Acres
LOCATION	South of Willowbend Road and the southern terminus of Jolly Lane
EXISTING ZONING	Low Density Residential-II District (PRD) and General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	Low Density Residential-II District (PRD)
East:	Low Density Residential-II District (PRD)
West:	Low Density Residential-II District (PRD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved.

GENERAL COMMENTS: The applicant is proposing to reconfigure a common lot line between the residential lot and one of the golf course tracts. It was determined that some of the golf course improvements, golf cart path, are located outside of the golf course tract. This request is to reconfigure the lot line so all the golf course improvements are located on Tract 3R.

The Elks Club golf course is zoned General Agriculture Zoning District and the residential development of the Elks Country Estates is zoned Low Density Residential II with a Planned Residential Development. Golf courses are a permitted use in the General Agriculture Zoning District and a Use On Review in the Low Density Residential II Zoning District. To insure that all of the golf course is located in the same zoning designation, the portion of the property that

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is being added to the golf course tract needs to be rezoned to General Agriculture Zoning District. The applicant has submitted a rezoning request (see 00RZ058) to rezone the 3,354 square feet parcel that is being incorporated into the golf course tract to General Agricultural District. Staff has not identified any other issues regarding this request and recommends that the Plat be approved.

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Engineering Division Recommendations:

1.

Fire Department Recommendations:

1.

Traffic Engineering Division Recommendations:

1.

Transportation Planning Division Recommendations:

1.

Urban Planning Division Recommendations:

1.

GENERAL COMMENTS:

STAFF REVIEW: