

STAFF REPORT

June 8, 2000

PDD #00PD018 - Planned Development Designation

ITEM 11

GENERAL INFORMATION:

PETITIONER	Sandra Runde for Belgarde Enterprises
REQUEST	PDD #00PD018 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at the southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence first course: N 0 01'51"E, a distance of 666.45', Thence second course: N 0 00'24"E, a distance of 666.73', Thence third course: S89 47'51"W, a distance of 40.72', Thence fourth course: southwesterly on an arc to the right, which radius point bears N41 27'44"W, 120.31' distance, said arc length being 52.665', delta angle of 25 04'54", Thence fifth course: S73 37'10"W, a distance of 252.00', Thence sixth course: along an arc to the left, which radius is 250.00', delta angle of 75 24'10", an arc distance of 329.01', Thence seventh course: along an arc to the right, which radius is 250.00', delta angle of 68 59'31", an arc distance of 301.03', Thence eighth course: S 0 06'46"W, a distance of 85.05', Thence ninth course: S 0 07'40"W, a distance of 665.09', Thence tenth course: N89 58'21"E, a distance of 661.62', to the point of beginning, said parcel of land containing 17.3826 acres more or less, and lying in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.3826 Acres
LOCATION	Approximately 125 feet east of the eastern terminus of Harmony Heights Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
REPORT BY	Blaise Emerson

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RECOMMENDATION: Staff recommends that the Planned Development Designation be approved.

GENERAL COMMENTS: The applicant is requesting an associated rezoning request to zone the subject property Medium Density Residential. The proposed rezoning request in question is approximately 17 acres. The property is located to the east of the terminus of Harmony Heights Lane located in the Fountain Springs Development. The tract represents the fourth tract in the Fountain Springs Development to be zoned Medium Density Residential. The applicant has indicated that the use of the site will be for a multi-building apartment complex with a total of 256 dwelling units. To allow a multi-building apartment complex, a Planned Residential Development needs to be approved. The applicant has applied for an associated Planned Development Designation for the subject property to accompany the rezoning of the property.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Street Network - The proposed Planned Development Designation area is located approximately 127 feet east of the current extension of Harmony Heights Lane in this area. Any development on the subject property will require the extension of Harmony Heights Lane including the off-premise portion of the street.

The Major Street Plan identifies Commerce/Anamosa Street collector street connection along the northern portion of the property. The Commerce/Anamosa Street connection will provide an east/west street connection alternative other than Interstate 90 or Omaha Street. As part of any platting or future approvals of the Planned Residential Development, the alignment of this street will need to be taken into account. If the location of the street would not be adjacent to any contiguous street section, a Waiver of Right to Protest a Future Assessment Project may be used for surety for the street.

Engineering Details - The Engineering Division Staff has concerns regarding the potential for the entire property to be served by the existing water system. The southeast portion of the property would pose a problem with adequate water pressure. Staff is requesting that calculations be provided documenting that all development can be served by the South Canyon High Level Water Pressure Zone or development will be limited to those that can be served by this pressure zone until a booster station is built for this area to serve the higher elevations.

The property is part of the Deadwood Drainage Basin. Depending on the amount of impervious area proposed as part of the development, on-site detention may be required to meet the Drainage Plan flows for this area. Detailed grading and drainage plans and calculation will be required as part of any additional approvals.