

STAFF REPORT

August 10, 2000

PLAT #00PL066 - Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Sandra Runde for Franklin Simpson
REQUEST	PLAT #00PL066 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tract A of Fountain View Subdivision in the E1/2 NW1/4 SW1/4 Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.670 Acres
LOCATION	East of the existing terminus of Harmony Heights Lane
EXISTING ZONING	Medium Density Residential (PDD)
SURROUNDING ZONING	
North:	General Agriculture
South:	Public
East:	General Agriculture
West:	General Agriculture
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the August 24, 2000 Planning Commission meeting at the applicant's request.

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approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall provide corrections to the engineering plans;
2. Prior to Final Plat approval by the City Council, Anamosa Street right-of-way shall be identified on the plat;

Fire Department Recommendations:

3. Prior to Preliminary Plat approval by the City Council, the applicant shall revise the engineering plans locating one addition fire hydrant. Maximum spacing for fire hydrant is 450 feet;
4. Prior to City Council approval of the Preliminary Plat, engineering plans shall be submitted for temporary turnarounds for all dead end streets for review and approval;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, additional right-of-way shall be at the east end of Harmony Heights to facilitate a "T"-intersection to provide a street to the property to the southeast;
6. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing to create a 16.67 acre lot located in Fountain Springs area east of Deadwood Avenue and south of Interstate 90. The property was recently zoned Medium Density Residential with a Planned Development Designation. A multi-building apartment complex is being proposed for the parcel. Staff has received a preliminary site layout for the apartment complex and does have some concerns with the layout. Staff will be meeting with the developer on August 8, 2000 to discuss the proposed layout.

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

Major Street Plan - The Major Street Plan identifies an east/west collector connection between West Boulevard and Deadwood Avenue. Due to the topography of this area, the street needs to be located on the southern portion of the property. The right-of-way for this collector corridor needs to be dedicated with this plat. A knob is located on the southern property line and the road corridor needs to be located on the north side of this knob. Staff is requesting that the applicant proposed a street corridor in this location for review. Staff will review the proposed street corridor to insure the proposed alignment can be built and connect to the neighboring properties.

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North/South Street - As part of the latest master plan for this property, there was a street connection to the property to the southeast. The proposed plat does provide access to the prorate but does not allow a "T" intersection with Harmony Heights Lane. Staff is requesting that additional right-of-way be dedicated to facilitate this intersection.

Water Pressure - The existing water system for the property can only serve a portion of with adequate pressure. Currently, any area above the elevation 3,470 feet cannot be served by the existing system. Any Development above this elevation will need to have a pressure booster station installed. When the City installed the water line adjacent to this property, a booster station site was identified to serve the higher elevation property in this area. The booster station site is located on the north side of Harmony Heights Lane.