

STAFF REPORT

September 21, 2000

PLAT #00PL066 - Preliminary and Final Plat

ITEM 2

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 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 including additional plans for the north/south street;
2. Prior to Final Plat approval by the City Council, Anamosa Street right-of-way shall be identified and dedicated on the plat;

Fire Department Recommendations:

3. Prior to Preliminary Plat approval by the City Council, the applicant shall revise the engineering plans to identify one additional fire hydrant. Maximum spacing between fire hydrants shall be 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;

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Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, additional right-of-way shall be identified on the plat at the east end of Harmony Heights to facilitate a "T"-intersection which shall 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 or a Waiver of Right to Protest Future Assessment Project shall be signed for the Anamosa Street improvements.

GENERAL COMMENTS: The applicant has been working with Staff to determine the location for Anamosa Street. They have identified a preliminary corridor; however, Staff is requesting some additional cross sections be submitted to insure that there is adequate area for the future construction of the street. The developer is also working on resolving the water pressure issue on the property through the grading and siting of the buildings.

The applicant is proposing to create a 16.67 acre lot located in the 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 recently received a preliminary site plan layout for the apartment complex and has some concerns with the proposed plan. Staff has met with the developer on August 8, 2000 to discuss the issues with the proposed site plan to insure that the future owner of the property was fully aware of all the issues on the subject property. These issues will be addressed through the Planned Residential Development process.

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. Staff recommends that the street be located on the southern portion of this property due to the topography of this area. The right-of-way for this arterial corridor needs to be dedicated with this plat. A hill is located on the southern property line and Staff is recommending that the road corridor needs to be located on the north side of this hill. However, the applicant can propose a different alignment for the corridor but must show that the proposed corridor can be constructed and meet the minimum City Standards. Staff is requesting that the applicant identify a street corridor in this location for review. Staff will review the proposed street corridor to insure the proposed alignment can be built and connects to the neighboring properties. Since this road section would be discontinuous with any other road segment, Staff recommends that the applicant sign a Waiver of Right to

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Protest Future Assessment Project for the portion of Anamosa Street adjacent to the subject property for the future design and construction of this segment of Anamosa Street.

North/South Street - The master plan for this property submitted by the owner of the property identifies a street connection to the property to the southeast. The proposed plat provides access to the neighboring property but does not allow for a "T" - intersection with Harmony Heights Lane. Harmony Heights Lane at the east side of the property curves to the north and a "T" intersection will provide a safe intersection. Staff is requesting that additional right-of-way be dedicated to facilitate this intersection and that design plans be submitted for the extension of this street to the subject property's east line.

Water Pressure - The existing water system can only serve a portion of this property with adequate pressure. Currently, any development located above the elevation of 3,470 feet cannot be served by the existing system. A pressure booster station must be constructed if any development is proposed above this elevation. 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. The construction of a booster station will need to be addressed as part of the Planned Residential Development when specific development plans are submitted.