

STAFF REPORT

January 4, 2001

PLAT #00PL120 - Preliminary and Final Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Franklin Simpson
REQUEST	PLAT #00PL120 - Preliminary and Final Plat
LEGAL DESCRIPTION	Tract B of Fountain View Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	At the intersection of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District - Medium Density Residential District
East:	General Agriculture District
West:	Medium Density Residential District (PRD)
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 City Council approval, the applicant shall provide a shared access easement at the west side of the property. The shared access easement shall be aligned with Sunny Spring Drive.

Urban Planning Division Recommendations:

2. 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,
3. 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 subject property is a 2.5 acre tract located adjacent to a seventeen acre tract reviewed by the Planning Commission earlier this year. The applicant has

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requested that the Final Plat approval for the seventeen acre tract be continued by the City Council. Both properties have been rezoned to Medium Density Residential with a Planned Development Designation.

The property is located to the east of the terminus of Harmony Heights Lane in the Fountain Springs Development. The applicant is proposing to add this tract to the earlier approved parcel to help facilitate construction of a multi-building apartment complex. The site layout for the apartment complex had to be change due to the right-of-way requirements for Anamosa Street. The inclusion of the additional area is being requested is to allow for the change in the overall site plan.

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

The road design for Harmony Heights Lanes was approved as part of the Preliminary Plat for the seventeen acre tract to the east. Detailed grading and drainage plans will be provided as part of the Initial and Final Development Plans for the Planned Residential Development.

Staff is requesting that a shared access easement be designated at the west side of the tract. The shared access easement must align with Sunny Spring Drive located on the north side of Harmony Heights Lane.