

STAFF REPORT
August 26, 2004

No. 04PL098 - Layout Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for the Good Samaritan Society
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL098 - Layout Plat Tract D of Medicine Ridge No. 2 and all of Lot 3 of Tower Ridge Subdivision and all of Tract F and Tract G located in the NE1/4 of SW1/4 and SE1/4 of NW1/4 of Section 23, and a portion of the Point Vista Court right-of-way, all located in the W1/2 of Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of ELGSS Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.11 Acres
LOCATION	5440 Plains Vista Court
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Park Forest District
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/9/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the September 9, 2004 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

(Update August 24, 2004. All revised and/or added text is shown in bold text.)

This report has been updated as of August 20, 2004. All changes are shown in bold. The applicant has submitted a Layout Plat to combine four lots into one lot and to vacate a portion of the Plains Vista Court right-of-way. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer. The applicant has also submitted a Rezoning

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request to change the zoning designation of the subject property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted an Initial Planned Residential Development to allow an independent senior living community to be constructed on the property. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation on the subject property from Low Density Residential to Medium Density Residential with a Planned Residential Development. (See companion items #04CA031, 04SV044, 04RZ038 and 04PD041.)

The property is located at the southern terminus of Plains Vista Court. Currently, a single family residence is located on existing Tract D and Tract G, respectively.

STAFF REVIEW:

A corrected legal description has been submitted and the required notices have been published. An incorrect metes and bounds legal description was submitted with the associated applications which require notice of hearing(s). As such, staff is recommending that all of the items be continued to the August 26, 2004 Planning Commission meeting to be heard in conjunction with each other and to allow notice to be published with the correct legal description.

This request was continued to the August 26, 2004 Planning Commission meeting to allow time for discussions with the South Dakota Department of Transportation staff as well as City staff regarding the access to the project. Based on those discussions and a proposed alternative access plan, the applicant along with a representative of the South Dakota Department of Transportation and a representative of the City of Rapid City will be meeting with the adjoining property owners on August 23, 2004. Because the access issue may significantly affect the layout of the project, updated information will be provided to the Planning Commission based on the outcome of that discussion.