

STAFF REPORT  
February 24, 2005

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**No. 05PL018 - Preliminary Plat**

**ITEM 10**

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GENERAL INFORMATION:

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|----------------------------|--|
| PETITIONER                 | Renner & Associates for the Canyon Lake Senior Citizen Center  |
| REQUEST                    | <b>No. 05PL018 - Preliminary Plat</b>  |
| EXISTING LEGAL DESCRIPTION | A portion of the NW1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota  |
| PROPOSED LEGAL DESCRIPTION | Tract 1, Canyon Lake Senior Citizens Center, located in the NW1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 21.045 acres   |
| LOCATION                   | 2900 Canyon Lake Drive   |
| EXISTING ZONING            | Park Forest District/Medium Density Residential District   |
| SURROUNDING ZONING         |  |
| North:                     | Park Forest District   |
| South:                     | Park Forest District   |
| East:                      | Park Forest District   |
| West:                      | Medium Density Residential District  |
| PUBLIC UTILITIES           | City sewer and water   |
| DATE OF APPLICATION        | 1/27/2005  |
| REVIEWED BY                | Vicki L. Fisher / Curt Huus  |

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, construction plans for Canyon Lake Drive shall be submitted for review and approval. In particular, the construction plans shall show the construction of a sidewalk along the southeast side of Canyon Lake Drive as it abuts the subject property or a Variance to the Subdivision Regulations shall be obtained;

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4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to clarify the numerous easements located on the property; and,
6. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide the subject property creating a 21.05 acre parcel, to be known as Tract 1, leaving a 24.14 acre unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Canyon Lake Drive as it abuts the subject property. (See companion item #05SV009.)

On June 15, 1992, the City Council approved a Use On Review #1094 to allow an expansion to the Canyon Lake Senior Citizen's Center located on the subject property. On July 6, 2004, the City Council approved a Layout Plat to create a 21.05 acre lot as proposed on this Preliminary Plat.

The property is located east of the intersection of Soo San Drive and Canyon Lake Drive. Currently, Sioux San Hospital is located on the 24.14 acre unplatted balance and the Canyon Lake Senior Citizen's Center is located on proposed Tract 1.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Plat and has noted the following considerations:

**Drainage:** A drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that adequate drainage easements exist to accommodate flows through the property or the plat document must be revised to provide additional drainage easements as needed. In addition, the plat document must be revised to show Lime Creek within a drainage easement. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval as identified and that the plat document be revised to provide drainage easements as needed.

**Canyon Lake Drive:** Canyon Lake Drive is located along the southeast lot line of the subject property. To date, a sidewalk has not been constructed along the southeast side of Canyon Lake Drive. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing the construction of a sidewalk as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.

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