

STAFF REPORT
March 10, 2005

No. 05PL029 - Layout Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER Ted Schultz, CETEC Engineering Services, Inc. for
Generations Care, LLC

REQUEST **No. 05PL029 - Layout Plat**

EXISTING
LEGAL DESCRIPTION Beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence N76 34'25" E a distance of 263.55'; thence N17°48'36" W a distance of 117.79 feet; thence N37°51'47" W a distance of 289.90 feet; thence N17°26'29" W a distance of 160.98 feet; thence S72°34'40" W a distance of 96.01 feet; thence N28°03'17" W a distance of 156.68 feet; thence N72°09'41" E a distance of 374.59 feet; thence S17°42'19" E a distance of 272.78 feet; thence S37°37'39" E a distance of 288.47 feet; thence S72°03'18" W a distance of 106.09 feet; thence S57°08'25" W a distance of 52.00 feet; thence with a curve turning to the right with a radius of 149.99 feet, with an arc length of 39.01 feet, with a chord bearing of S25°22'55" E, with a chord length of 38.90 feet, thence S 17°50'42" E a distance of 299.76 feet; thence S27°16'02" W a distance of 14.10 feet; thence S72°12'20" W a distance of 256.46 feet; thence with a curve turning to the right with a radius of 169.61 feet, with an arc length of 110.82 feet, with a chord bearing of N89°04'34" W, with a chord length of 108.86 feet, thence N70°21'28" W a distance of 53.50 feet; thence with a curve turning to the left with a radius of 333.35 feet, with an arc length of 162.43 feet, with a chord bearing of N00°31'09" E, with a chord length of 160.83 feet; which is the point of beginning, having an area of 251605.92 square feet, 5.776 acres all lying in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14 and Outlot A of Block 1; and Lots 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B and Outlot B of Block 2; and dedicated Right-of-Way of Fountain Springs Park Subdivision located in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

STAFF REPORT
March 10, 2005

No. 05PL029 - Layout Plat

ITEM 12

PARCEL ACREAGE	Approximately 5.78 acres
LOCATION	Northwest of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	Office Commercial District/General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Office Commercial District/General Agriculture District
West:	Light Industrial District/Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/11/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of a Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of private and public utilities through the subject property as well as to adjacent properties;
3. Upon submittal of a Preliminary Plat application, construction plans for Plaza Drive shall be submitted for review and approval. In particular, the construction plans shall show Plaza Drive constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision shall be obtained;
4. Upon submittal of a Preliminary Plat application, construction plans for Wesleyan Boulevard, Harmony Heights Lane and Sunny Springs Road shall be submitted for review and approval. In particular, the construction plans shall show the streets constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision shall be obtained;
5. Upon submittal of a Preliminary Plat application, road construction plans for the north-south section line highway located through the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highways shall be vacated;
6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to

STAFF REPORT
March 10, 2005

No. 05PL029 - Layout Plat

ITEM 12

show a non-access easement along Plaza Boulevard except for the approved approach location(s), the first 75 feet along the southwest corner of Lot 2A and the first 50 feet along the balance of the corner lots;

7. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Plaza Boulevard or a Variance to the Subdivision Regulations shall be obtained; and
9. Upon submittal of a 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 Layout Plat to subdivide the subject property into 32 townhome lots and two larger residential lots. In addition, the applicant has submitted an Initial and Final Planned Residential Development to allow a townhome development on the 32 townhome lots with one larger single family lot. The second larger residential lot is not located within the boundaries of the Initial and Final Planned Residential Development. The applicant has also submitted a Comprehensive Plan Amendment to change the future land designation of the subject property from Park Forest to Office Commercial with a Planned Residential Development and a Rezoning Request for a portion of the subject property from General Agriculture District to Office Commercial District. (See companion items #05PD010, 05CA012 and 05RZ017.)

The property is bordered along the north lot line by Wesleyan Boulevard, along the east lot line by Sunny Springs Drive, along the west lot line by Plaza Drive and along the south lot line by Harmony Heights Lane. The subject property is currently void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

Zoning: The property is currently zoned Office Commercial District and General Agriculture District. The Office Commercial District allows townhome and single family use(s). In addition, a Planned Residential Development is allowed in the Office Commercial District. The General Agriculture District does not allow a townhome development or a Planned

STAFF REPORT
March 10, 2005

No. 05PL029 - Layout Plat

ITEM 12

Residential Development. A single family residence is allowed in the General Agriculture District; however, the use requires a minimum lot size of 20 acres. Staff is recommending that the Initial and Final Planned Residential Development be approved in conjunction with the associated Comprehensive Plan Amendment and Rezoning Request. Please note that the property may be platted at this time; however, prior to issuance of a building permit, the associated Comprehensive Plan Amendment and the Rezoning Request must be approved for that portion of the subject property currently zoned General Agriculture District.

Drainage: Drainage facilities for the upstream Harmony Heights Apartments have been designed to carry flows through the subject property. As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval identifying the design and construction of the facilities. The drainage plan must also include an analysis of run-off from the subject property. It appears that development of downstream detention is also needed. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval as identified and the plat document must be revised to provide drainage easements as identified.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Plaza Boulevard: Plaza Boulevard is located along the west lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan. A minor arterial street must be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Plaza Boulevard is located in a 66 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, gutter, water and sewer. The Layout Plat identifies the dedication of 17 additional feet of right-of-way along Plaza Boulevard. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Plaza Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Harmony Heights Lane./Sunny Springs Drive/Wesleyan Boulevard: The three streets are classified as sub-collector streets requiring that they be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Harmony Heights Lane, Sunny Springs Drive and Wesleyan Boulevard be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: A north-south section line highway is located through the subject

STAFF REPORT
March 10, 2005

No. 05PL029 - Layout Plat

ITEM 12

property. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans must show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated.

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