

STAFF REPORT  
April 21, 2005

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**No. 05PL057 - Layout and Preliminary Plat**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Hagg Development Corporation
REQUEST	<b>No. 05PL057 - Layout and Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres Addition, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-17 and Lot A of Tuscany At The Cliffs Subdivision and dedicated right-of-way, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.92 acres
LOCATION	south of Sandstone Ridge Apartments and east of Holiday Estates
EXISTING ZONING	Low Density Residential II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Layout and 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. The International Fire Code shall be continually met;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a sidewalk on both sides of Holiday Lane and Tuscany Place in lieu of

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- one side or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first fifty feet of all corner lots; and,
  6. 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 Preliminary Plat to subdivide the subject property into 17 residential lots and to create a 9.92 acre common area. In addition, the applicant has submitted a Major Amendment to an Initial Planned Residential Development and a Final Planned Residential Development to allow 16 townhome lots with one single family residential lot on the subject property. (See companion item #05PD022.)

On April 4, 2004, the Planning Commission approved an Initial Planned Residential Development to allow 19 townhome lots and one single family residential lot on the subject property.

The property is located at the eastern terminus of Holiday Lane and is currently void of any structural development. The proposed residential development is to be known as "Tuscany at the Cliffs".

**STAFF REVIEW:**

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

**Zoning:** Currently, the property is zoned Low Density Residential II with an Initial Planned Residential Development. As previously indicated, the applicant has submitted a Major Amendment to the Initial Planned Residential Development and a Final Planned Residential Development. Prior to issuance of a building permit, a Major Amendment to the Initial Planned Residential Development and the Final Planned Residential Development Plan must be approved.

**Fire Department:** The subject property is located within the Southwest Pressure Zone System service boundary. However, the Southwest Pressure Zone System is currently at maximum capacity requiring off-site improvements in order to extend the capacity. Staff has noted that it may be two years or longer before the improvements are complete. As such, the applicant has requested that the Lower Pressure Zone System serve the subject property in the interim. The Fire Department has indicated that the Lower Pressure Zone System may serve the subject property contingent upon the applicant demonstrating that a minimum water supply of 600 gpm is being provided at each residence. The applicant has subsequently demonstrated that 650 gpm is being provided at each residence. As stipulated in the associated Major Amendment to the Initial Planned Residential Development and the Final Planned Residential Development, the Fire Department has indicated that all of the residences must be sprinklered and the highest floor elevation must not exceed 3,680 feet.

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The Fire Department has also indicated that fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the International Fire Code be continually met.

Sidewalks: The construction plans currently show a sidewalk along one side of Holiday Lane and Tuscany Place. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to provide a sidewalk along both sides of the street(s) or a Variance to the Subdivision Regulations must be obtained.

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