

STAFF REPORT  
July 21, 2005

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**No. 05PL123 - Preliminary Plat**

**ITEM 51**

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GENERAL INFORMATION:

PETITIONER	Kadrmars for Pine Crest Village Ltd. Ptnshp.
REQUEST	<b>No. 05PL123 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A tract of land lying in the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, described more particularly as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision; thence from said corner of S00°06'59"W for 100.20 feet to the point of beginning; thence from said point of beginning S86°46'09"E for 310.31 feet; thence S00°11'06"W for 285.66 feet; thence S89°53'47"W for 310.03 feet; thence N00°12'53"E for 303.71 feet to the point of beginning, said tract contains 2.097 acres, and, a tract of land lying in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the southeast corner of Lot 12, Block 6, of the plat of Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision which is the point of beginning; thence from said point of beginning S00°06'59"W for 100.20 feet; thence S00°12'53"W for 303.71 feet; thence S00°17'45"W for 263.17 feet; thence S89°57'16"W for 311.95 feet; thence N00°11'03"E for 300.82 feet; thence along a curve to the right with a delta angle of 40°01'24", a radius of 174.00 feet and an arc length of 121.55 feet; thence N 40°12'27"E for 137.94 feet; thence along a curve to the left with a delta angle of 40°01'48", a radius of 226.00 feet and an arc length of 157.90 feet; thence N00°10'4"E for 3.16 feet; thence N89°41'05"E for 130.11 feet to the point of beginning, said tract contains 3.975 acres
PROPOSED LEGAL DESCRIPTION	Lot 2, Block 1, Pine Crest Village Addition located in the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.757 acres
LOCATION	At the southern terminus of Chalkstone Drive
EXISTING ZONING	Medium Density Residential District

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**SURROUNDING ZONING**

North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District

**PUBLIC UTILITIES**                      City sewer and water

**DATE OF APPLICATION**              6/24/2005

**REVIEWED BY**                          Vicki L. Fisher / David L. Johnson

**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, additional water information shall be submitted for review and approval demonstrating that sufficient domestic and fire flows are being provided during peak day use conditions;
3. Prior to Preliminary Plat approval by the City Council, additional grading and drainage information shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that discharge from any regional facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided. In addition, the plat document must be revised to provide drainage easements as needed;
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 title shall be revised to eliminate "Subdivision" and to add "a portion of the SW1/4 SW1/4, Section 13, T2N, R7E";
6. Prior to submittal of a Final Plat application, the plat document shall be revised removing the existing structure locations and landscaping from the plat document; and,
7. 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 into a 5.757 acre lot leaving a non-transferable balance. In addition, the applicant has submitted a Final Planned Residential Development to allow twelve four-plexes, a community center and a storage unit to be located on the subject property. The applicant has indicated that the proposed development is to be known as "Pine Crest Village Development". (See companion item #05PD042.)

An Initial Planned Residential Development was approved by the Planning Commission on June 9, 2005 to allow the proposed development on the subject property. Subsequently, on June 20, 2005, the City Council approved a Layout Plat to subdivide the subject property

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into a 5.757 acre lot as shown on the Preliminary Plat. In addition, the City Council approved an Exception to allow 48 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual. (See associated files 05PD034 and 05PL092.)

The subject property is located at the southern terminus of Chalkstone Drive. Currently, a single family residence and accessory structures are located on the non-transferable balance.

**STAFF REVIEW:**

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

**Drainage and Grading:** Prior to Preliminary Plat approval by the City Council, additional drainage and grading information must be submitted for review and approval. In particular, the drainage plan must include calculations demonstrating that discharge from the regional facilities will result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities must be provided. In addition, the plat document must be revised to provide additional drainage easement(s) if needed.

**Water:** A water plan has been submitted for review and approval. However, staff has noted that the water plan must be amended to demonstrate that sufficient domestic and fire flows are being provided during peak day use conditions. As such, staff is recommending that the additional water information be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council.

**Plat Labeling:** Staff has noted that the Preliminary Plat shows the location of existing structures and landscaping. This information is appropriate to show on the associated site plan for the Final Planned Residential Development but not on the plat document. In addition, the Register of Deed's Office has indicated that the plat title must be revised to eliminate "Subdivision" and to add "a portion of the SW1/4 SW1/4, Section 13, T2N, R7E". Staff is recommending that the plat document be revised as identified prior to City Council approval of the Preliminary Plat.

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