

STAFF REPORT

October 26, 2000

---

**PLAT #00PL092 - Preliminary and Final Plat**

**ITEM 6**

---

GENERAL INFORMATION:

PETITIONER	Fisk Engineering Company for Builders Preferred
REQUEST	<b>PLAT #00PL092 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 31 through 38 in Block 2 and Lots 9 through 20 in Block 3 of Terracita Highlights Subdivision and dedicated right-of-way located in the S1/2 NE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.7 Acres
LOCATION	At the western terminus of Alta Vista Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Office Commerical District (Planned Commercial Development)
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District/General Commercial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, minor corrections to the engineering plans shall be submitted for review and approval;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

## STAFF REPORT

October 26, 2000

---

**PLAT #00PL092 - Preliminary and Final Plat**

**ITEM 6**

---

GENERAL COMMENTS: This is the fourth phase of the Terracita Highlights development. The applicant is requesting Preliminary and Final Plat approval of 20 single family residential lots. In November of 1998, the City approved a Major Amendment to the Planned Residential Development to reduce the density of the development, reduce the front yard setbacks on certain lots, and to allow sidewalks on one side of Alta Vista Drive(north and west side). The approved Planned Residential Development allows for 76 single family detached residences and four townhome units. One of the major issues with the Planned Residential Development was that a second access was required prior to development of forty dwelling units. The applicant proposed an access to US 16/ Mount Rushmore Road as the second access to the development. As part of the last phase of development, the US 16/ Mount Rushmore Road access was approved and surety was posted for the construction of a three quarter intersection. The South Dakota Department of Transportation has let this project and it is scheduled to be completed by December 1, 2000.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Engineering Plans - This item was continued to allow time for the applicant to submit additional engineering plans and information. The applicant has submitted the requested information and the engineering Staff have reviewed the revised information. There are some minor corrections to the engineering plans that are required. These changes include revised grading plans and drainage details. These changes are not significant. Staff is recommending that the plans be corrected prior to City Council approval.