

# STAFF REPORT

February 6, 2003

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**No. 03PD003 - Planned Development Designation**

**ITEM 31**

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GENERAL INFORMATION:

PETITIONER

Centerline Inc. for Larry Lewis and Kenneth Kirkeby

REQUEST

**No. 03PD003 - Planned Development Designation**

EXISTING

LEGAL DESCRIPTION

A tract of land located in Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of the unplatted balance of Tract SB of Springbrook Acres, said corner being coincident with the southeast corner of Lot 1 of Sandstone Ridge Subdivision and said corner being marked by a rebar with cap number 1019; thence, South 00 degrees 02 minutes 11 seconds East, along the easterly line of said unplatted balance of Tract SB, a distance of 478.94 feet, more or less to a point marked by a rebar with cap number 6565; thence, South 00 degrees 02 minutes 11 seconds East, continuing along the easterly line of said unplatted balance of Tract SB, a distance of 859.15 feet, more or less to a point marked by a rebar with cap number 1019; thence, South 00 degrees 04 minutes 14 seconds East, continuing along the easterly line of said unplatted balance of Tract SB, a distance of 576.77 feet, more or less, to the point of beginning. Said point being marked by a rebar with cap number 6565; thence, South 00 degrees 04 minutes 14 seconds East, continuing along the easterly line of said unplatted balance of Tract SB, a distance of 84.83 feet, more or less, to a point marked by a rebar with cap number 1019; thence, South 00 degrees 33 minutes 12 seconds West, continuing along the easterly line of said unplatted balance of Tract SB, a distance of 657.06 feet, more or less, to a point marked by a rebar; thence, North 20 degrees 49 minutes 09 seconds West, along the southerly line of said unplatted balance of Tract SB, a distance of 66.23 feet, more or less, to a point marked by a rebar; thence, South 83 degrees 52 minutes 43 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 341.14 feet, more or less, to a point marked by a rebar with "Hale" cap; thence, North 06 degrees 05 minutes 55 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 292.75 feet, more or less, to a point marked by a rebar; thence, North 18 degrees 47 minutes 45

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seconds East, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 85.85 feet, more or less, to a point marked by a rebar with "Hale" cap; thence, North 71 degrees 46 minutes 02 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 39.89 feet, more or less, to a point marked by a rebar with "Hale" cap; thence, North 82 degrees 50 minutes 13 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 210.74 feet, more or less, to a point marked by a rebar; thence, North 55 degrees 11 minutes 18 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 72.32 feet, more or less, to a point marked by a rebar; thence, North 36 degrees 11 minutes 09 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 139.47 feet, more or less, to a point marked by a rebar; thence, North 22 degrees 27 minutes 40 seconds West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 196.89 feet, more or less, to a point marked by a rebar; thence, South 68 degrees 26 seconds 06 minutes West, continuing along the southerly line of said unplatted balance of Tract SB, a distance of 340.21 feet, more or less, to a point marked by a rebar with 1019 cap; thence, North 12 degrees 10 minutes 49 seconds West, along the westerly line of said unplatted balance of Tract SB, a distance of 397.97 feet, more or less, to a point marked by a rebar with 1019 cap; thence, North 08 degrees 34 minutes 27 seconds West, continuing along the westerly line of said unplatted balance of Tract SB, a distance of 193.22 feet, more or less, to a point marked by a rebar with "Hanson" cap; thence, North 18 degrees 52 minutes 17 seconds West, continuing along the westerly line of said unplatted balance of Tract SB, a distance of 175.15 feet, more or less, to a point marked by a rebar with "Hale" cap; thence, North 00 degrees 02 minutes 04 seconds East, continuing along the westerly line of said unplatted balance of Tract SB, a distance of 329.97 feet, more or less, to a point marked by a rebar with 1019 cap; thence, North 88 degrees 09 minutes 53 seconds East, continuing along the westerly line of said unplatted balance of Tract SB, a distance of 111.85 feet, more or less, to a point marked by a rebar with 1771 cap; thence, South 50 degrees 51 minutes 34 seconds East, a

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PROPOSED LEGAL DESCRIPTION	distance of 1,560.32 feet, more or less, to the point of beginning  Parcel A of Tract SB of Springbrook Acres Addition, Tract SB Revised of Springbrook Acres Addition, and Lot 19R3 of Fairway Hill PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.0 acres
LOCATION	East of Fairway Hills and Sandstone Ridge Subdivision
EXISTING ZONING	Park Forest District
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	01/10/2003
REPORT BY	Vicki L. Fisher

#### RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the condition that no sign permits or billboards be allowed unless approved as part of a Final Development Plan.

#### GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation for the above legally described property. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide a 1.68 acre lot and a 63.130 acre parcel into three lots, including the subject property. The proposed lots will be 14.92 acres, 27 acres and 24 acres in size, respectively, and will be known as Parcel A, Lot 19R3 and Tract SB Revised. The subject property, or Tract SB Revised, is located in the southern portion of the property. Currently, a single family residence and a stable are located on proposed Lot 19R3. The balance of the property is void of any structural development.

The applicant also submitted a Variance to the Subdivision Regulations to waive the

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requirement to improve any of the adjacent roadways. In addition, the applicant has submitted a second Planned Development Designation request for Parcel A. (See companion items #03PL002, 03SV005 and 03PD002.)

On January 20, 2003, the City Council, acknowledged the applicant's request to deny without prejudice a Preliminary and Final Plat to subdivide the subject property into two lots leaving a non-transferable balance. In addition, the City Council acknowledged the applicant's request to deny without prejudice a Variance to the Subdivision Regulations to allow a sidewalk along one side of the Holiday Lane cul-de-sac. (File # 02PL006 and #02SV006.)

#### STAFF REVIEW:

The applicant is requesting that a Planned Development Designation be approved in order to serve as surety for the roadway improvements associated with the Preliminary and Final Plat. In particular, the applicant has indicated that construction plans for Estates Drive and Foothills Drive will be submitted as a part of an Initial and Final Planned Residential Development. The property is currently owned by Larry Lewis and Kenneth Kirkeby. The applicant has indicated that the property is being subdivided as identified in order to separate the ownership of the three lots between the two current owners. The Planning Commission and the City Council have allowed Planned Development Designations to serve as surety when large lots are being platted and when the future development of these lot(s) may require additional internal road networking on an experimental basis only. The applicant should be aware that upon submittal of the Planned Residential Development-Initial and Final Development Plan, road construction plans for the two streets must be submitted for review and approval.

The Fire Department has indicated that the property is located in a moderate to high Wild Fire Hazard Area. As such, the Fire Department has indicated that the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan prior to approval of a Final Development Plan.

The Fire Department has also indicated that any private driveways in excess of 150 feet must provide an emergency turnaround area to accommodate Fire Department apparatus as required by the Uniform Fire Code. In addition, driveway grades may not exceed 16%. Prior to approval of a Final Development Plan, the applicant must demonstrate compliance with the Uniform Fire Code.

The Planned Development Designation will allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned Development Ordinance, no building permits or off-premise sign permits will be permitted until such time as a Final Development Plan is approved.

The sign has been posted on the property and the receipts from the certified mailing have been returned. To date, staff has not received any calls or inquiries regarding this proposal.