

STAFF REPORT

February 19, 2004

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**No. 03PL112 - Preliminary and Final Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Franklin Simpson
REQUEST	<b>No. 03PL112 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SE1/4 of Section 27; and, a portion of the NW1/4 SW1/4 of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract M1 and M2, Fountain Springs Business Park, located in the NE1/4 SE1/4 of Section 27, and the NW1/4 SW1/4 of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.792 acres
LOCATION	Along Harmony Heights Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Medium Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/07/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be **denied without prejudice**.

GENERAL COMMENTS:

**This item has been continued several times since at the December 4, 2003 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of February 6, 2004. All added and/or revised text is shown in bold print.** The applicant has submitted a Preliminary and Final Plat to subdivide 18.51 acres into two lots leaving a 16.718 acre non-transferable balance. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation on the subject property from Park Forest to Medium Density Residential with a

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Planned Residential Development. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Medium Density Residential District. The applicant has also submitted a Planned Development Designation for the property. (See companion items #03CA041, 03RZ049 and 03PD058.)

The property is located in the northeast corner of the Harmony Heights Lane/Plaza Boulevard intersection and is currently void of any structural development.

**STAFF REVIEW:**

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

**E. Anamosa Street:** The City's Major Street Plan shows the future location of a principal arterial street, E. Anamosa Street, on property located directly south of the subject property also owned by the applicant. Right-of-way for the extension of E. Anamosa Street will be obtained upon any future development of this parcel. Due to the close proximity between Harmony Heights Lane and E. Anamosa Street as they intersect with Plaza Boulevard, consideration must be given to the design and/or redesign of these intersections. This issue should not have an impact on the Preliminary and Final Plat currently being reviewed, however, the applicant should be aware that it will be discussed upon any development of the adjacent parcel.

**Drainage:** The Engineering Division has indicated that to date Detention Pond 103 has not been constructed. As such, the Engineering Division has indicated that now would be an appropriate time to discuss construction of the pond as per the Deadwood Avenue Drainage Basin Design Plan. Specifically, before any further development within the area, the timing of the project must be determined.

The Engineering Division has also indicated that the plat document identifies a 20 foot wide drainage easement located along the north lot line of the subject property. Drainage information must be submitted identifying the function of the easement and identifying the impact of the additional drainage onto the street. Staff is recommending that the drainage information be submitted prior to Preliminary Plat approval.

**Access:** 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. Harmony Heights Lane is located along the south lot line of the subject property and is classified as a subcollector street. Sunny Springs Drive is located along the east lot line of the subject property and is also classified as a subcollector street. The Preliminary and Final Plat identifies that Sunny Springs Drive will serve as access to the two lots. Currently, Sunny Springs Drive extends south connecting with Harmony Heights Lane. The applicant has indicated that in the future Sunny Springs Drive will be extended north to connect with Wesleyan Boulevard. Currently, Harmony Heights Lane serves as exclusive access to 306 dwelling units. More specifically, Harmony Heights Lane serves as access to Fountain Springs Senior Apartments, a 50 unit

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apartment building, and a single family residence. In addition, the Harmony Heights Apartment complex is located at the eastern terminus of Harmony Heights Lane. The Harmony Heights Apartment complex was approved on June 19, 2000, by the City Council as a Planned Residential Development. However, on August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant has indicated that a twelve unit apartment building will be constructed on each of the two lots. The additional 24 dwelling units will result in 330 dwelling units with one point of access. Due to the traffic concerns created by the existing development along Harmony Heights Lane, any future development utilizing Harmony Heights Lane will require that a second access road be provided. As such, the plat document must be revised to show the extension of Sunny Springs Drive to Wesleyan Boulevard. Specifically, the right-of-way for Sunny Springs Drive must be dedicated and the street constructed as a part of this plat approval. Staff is recommending that the Preliminary and Final Plat be continued to the December 18, 2003 Planning Commission meeting to allow the applicant to submit construction plans for Sunny Springs Drive as identified.

**As previously indicated, this item has been continued several times since the December 4, 2003 Planning Commission meeting. As of the writing of this Staff Report, road construction plans for Sunny Springs Drive and additional drainage information as identified above have not been submitted for review and approval. As such, staff is recommending that the Preliminary and Final Plat be denied without prejudice. The applicant may submit a subsequent Preliminary and Final Plat application once the construction and drainage information have been completed without paying the application fee again. The applicant has been notified that staff is recommending that this item be denied without prejudice. The applicant has indicated that he will submit a subsequent Preliminary and Final Plat application once the plans have been completed.**