

STAFF REPORT  
March 24, 2005

**No. 05PL042 - Preliminary Plat**

**ITEM 17**

GENERAL INFORMATION:

PETITIONER Ted Schultz, CETEC Engineering for Generations Care LLC

REQUEST **No. 05PL042 - Preliminary Plat**

EXISTING  
LEGAL DESCRIPTION

Property described by metes and bounds beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence with a curve turning to the right with a radius of 333.35 feet, with an arc length of 162.41 feet, with a chord bearing of S00°31'20"W, with a chord length of 160.81 feet, thence S70°21'18"E a distance of 53.52 feet; thence with a curve turning to the left with a radius of 170.00 feet, with an arc length of 111.14 feet, with a chord bearing of S89°03'38"E, with a chord length of 109.18 feet, thence N72°10'08"E a distance of 256.15 feet; thence N27°11'28"E a distance of 14.11 feet; thence N17°49'27"W a distance of 299.71 feet, thence with a curve turning to the left with a radius of 150.00 feet, with an arc length of 39.09 feet, with a chord bearing of N25°17'27"W, with a chord length of 38.98 feet, thence N57°03'08"E a distance of 52.02 feet; thence N72°10'27"E a distance of 106.15 feet; thence N37°50'06"W a distance of 288.93 feet; thence N17°25'37"W a distance of 272.77 feet; thence S72°11'49"W a distance of 374.64 feet; thence S27°54'22"E a distance of 156.63 feet; thence N72°42'29"E a distance of 96.05 feet; thence S17°26'50"E a distance of 160.91 feet; thence S37°51'20"E a distance of 289.96 feet; thence S17°48'48"E a distance of 117.76 feet, thence S76°34'02"W a distance of 263.53 feet; which is the point of beginning, having an area of 251,473.00 square feet, 5.773 acres all lying in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

PROPOSED  
LEGAL DESCRIPTION

Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13 and Outlot A of Block 1; and Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B and Outlot B of Block 2; and dedicated Right-of-Way of Fountain Springs Park Subdivision located in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota

STAFF REPORT  
March 24, 2005

---

**No. 05PL042 - Preliminary Plat**

**ITEM 17**

---

	Dakota
PARCEL ACREAGE	Approximately 5.78 Acres
LOCATION	Northwest of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	Office Commercial District - General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Office Commercial District - General Agriculture District
West:	Light Industrial District - Office Commercial District
PUBLIC UTILITIES	5.78 acres
DATE OF APPLICATION	2/25/2005
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, a Utility Master Plan showing electric, telephone, gas, etc. shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. The International Fire Code shall be continually met;
5. Prior to submittal of a Final Plat application, drainage easements shall be recorded at the Register of Deed's Office to accommodate drainage flows from an adjacent apartment complex to the Wesleyan Boulevard right-of-way,
6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Plaza Boulevard except for the approved approach location(s), the first 75 feet along the southwest corner of Lot 2A and the first 50 feet along the balance of the corner lots;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Plaza Boulevard or a Variance to the Subdivision Regulations shall be obtained; and,
8. 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 Layout Plat to subdivide the subject property into 32

STAFF REPORT  
March 24, 2005

---

**No. 05PL042 - Preliminary Plat**

**ITEM 17**

---

townhome lots and two larger residential lots. The proposed development is a part of the Fountain Springs Park residential development.

On March 10, 2005, the Planning Commission recommended approval of a Layout Plat to subdivide the subject property as shown on this Preliminary Plat. The City Council will consider the Layout Plat at their March 21, 2005 City Council meeting.

The property is bordered along the north lot line by Wesleyan Boulevard, along the east lot line by Sunny Springs Drive, along the west lot line by Plaza Drive and along the south lot line by Harmony Heights Lane. The subject property is currently void of any structural development.

**STAFF REVIEW:**

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

**Utility Master Plan:** To date, the applicant has not submitted a private utility master plan showing the extension of electric, telephone, gas, etc. through the proposed subdivision. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a private utility master plan be submitted for review and approval.

**Fire Department:** The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, 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.

**Drainage:** The applicant has previously committed to dedicating a drainage easement through this area as well as on other property also owned by the applicant to accommodate run-off from the Harmony Heights Apartment Complex. As such, staff is recommending that prior to submittal of a Final Plat application, drainage easements be recorded as identified at the Register of Deed's Office.

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