

STAFF REPORT

December 7, 2000

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**PDD #00PD061 - Major Amendment to a Planned  
Development Designation to increase the boundaries**

**ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Franklin Simpson
REQUEST	<b>PDD #00PD061 - Major Amendment to a Planned Development Designation to increase the boundaries</b>
LEGAL DESCRIPTION	<p>Property described by metes and bounds beginning at the southeast corner of the SE<math>\frac{1}{4}</math> NW<math>\frac{1}{4}</math> SW<math>\frac{1}{4}</math> of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence first course: N 0 01'51"E, a distance of 666.45', Thence second course: N 0 00'24"E, a distance of 666.73', Thence third course: S89 47'51"W, a distance of 40.72', Thence fourth course: southwesterly on an arc to the right, which radius point bears N41 27'44"W, 120.31' distance, said arc length being 52.665', delta angle of 25 04'54", Thence fifth course: S73 37'10"W, a distance of 252.00', Thence sixth course: along an arc to the left, which radius is 250.00', delta angle of 75 24'10", an arc distance of 329.01', Thence seventh course: along an arc to the right, which radius is 250.00', delta angle of 68 59'31", an arc distance of 301.03', Thence eighth course: S 0 06'46"W, a distance of 85.05', Thence ninth course: S 0 07'40"W, a distance of 665.09', Thence tenth course: N89 58'21"E, a distance of 661.62', to the point of beginning, said parcel of land containing 17.3826 acres more or less, and lying in the E<math>\frac{1}{2}</math> of the NW<math>\frac{1}{4}</math> of the SW<math>\frac{1}{4}</math> of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and property described by metes and bounds beginning at a point, N 0°07'40" E a distance of 441.02 feet, from the southeast corner of the SE<math>\frac{1}{4}</math> of the NW<math>\frac{1}{4}</math> of the SW<math>\frac{1}{4}</math> of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence First Course: S 77°00'00" W a distance of 295.00 feet, Thence Second Course: along an arc to the right, which radius is 125.00 feet an arc distance of 206.86 feet, Thence Third Course: N 17°49'00" W a distance of 113.81 feet, Thence Fourth Course: N 72°11'00" E a distance of 468.32 feet, Thence Fifth Course: along an arc to the left, which radius is 280.00 feet an arc distance of 11.75 feet, Thence Sixth Course: S 0°06'46" W a distance of 52.78 feet, Thence Seventh Course: S 0°07'40" W a distance of 224.06 feet, to the point of beginning, said parcel of land containing 2.500 acres, more or less.</p>

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PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	At the eastern terminus of Harmony Heights Lane
EXISTING ZONING	Medium Density Residential District (PDD) - General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District-Public District
East:	General Agriculture District
West:	General Agriculture District-Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

**RECOMMENDATION:** Staff recommends that the Major Amendment to a Planned Development Designation to increase the boundaries be approved.

**GENERAL COMMENTS:** The applicant is requesting an associated rezoning request to rezone the subject property from General Agriculture to Medium Density Residential. The proposed rezoning request incorporates 2.5 acres of land. The property is located to the east of the terminus of Harmony Heights Lane in the Fountain Springs Development. This request represents an addition to the earlier area rezoned and will help facilitate the construction of a multi-building apartment complex with a total of 256 dwelling units. A Planned Residential Development approval is required for a multi-building apartment complex. The applicant has applied for an associated Planned Development Designation for the subject property to accompany the rezoning of the property.

**STAFF REVIEW:** Staff has reviewed the request and has noted the following considerations:

**Engineering Details** - The Engineering Division Staff has stated concerns regarding the potential for the entire property to be served by the existing water. The southeast portion of the property may not have adequate water pressure. Staff is requesting that calculations be provided documenting that all of the area can be served by the South Canyon High Level Water Pressure Zone or development will be limited to those areas that can be served by this pressure zone until a booster station is built to serve the higher elevations. The applicant has been working with the Engineering Division on several options that will provide adequate water pressure can be provided to the entire development.

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The property is part of the Deadwood Drainage Basin. Depending on the amount of impervious area proposed as part of the development, on-site detention may be required to meet the Drainage Plan flows for this area. Detailed grading and drainage plans and calculation will be required as part of any additional approvals.

Access to Harmony Heights will need to align with Sunny Springs Drive. The location of all access points will be reviewed and approved as part of the Initial and Final Development Plans for the Planned Residential Development.