

STAFF REPORT
March 22, 2012

No. 12VE003 - Vacation of a Note on a Plat

ITEM 16

GENERAL INFORMATION:

APPLICANT	Public Works Department - City of Rapid City
PROPERTY OWNER	Harley Taylor/Slingsby and K.J. Heilman, III
REQUEST	No. 12VE003 - Vacation of a Note on a Plat
EXISTING LEGAL DESCRIPTION	Lots 1 through 10 of Elysian Heights Subdivision located in Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.32 acres
LOCATION	At the current southern terminus of Carriage Hills Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District - Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District - Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	2/9/2012
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Vacation of a Note on a Plat be approved.

GENERAL COMMENTS:

(Update March 22, 2012. All revised and/or added text is shown in bold.) This item was continued at the March 8, 2012 Planning Commission meeting because the notification letters had not been mailed. As of this writing, the letters have been mailed and the white slips have been returned. As such, staff is recommending that this item be approved.

The applicant has submitted a Vacation of a Note on a Plat request removing a note that requires that all residential dwellings be equipped with fire suppression sprinkler systems.

On April 21, 2008, a Preliminary Plat (File #08PL026) was approved including a note requiring all residential dwellings be equipped with fire suppression sprinkler systems.

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On April 21, 2008, a Subdivision Variance (File #08SV012) was approved to waive the requirement to install sidewalk along Carriage Hills Drive and Elysian Court and to reduce the pavement width from 40 feet to 27 feet along Carriage Hills Drive.

On June 23, 2008, a Final Plat (File #08PL093) was approved including a note requiring all residential dwellings be equipped with fire suppression sprinkler systems.

The properties are located at the terminus of Carriage Hills Drive along Elysian Court and are residential lots.

STAFF REVIEW:

Staff has reviewed the Vacation of a Note on a Plat request and has noted the following considerations:

Fire Department: The Fire Department is in agreement to vacate the note on the plat requiring fire suppression sprinkler systems. Inadequate fire flows existed in the area and the Fire Department required fire sprinkler protection as a stipulation of approval of the Preliminary Plat. The Rapid City Fire Department has confirmed that new infrastructure has increased the fire flows to the area. The increase in fire flows is due to the addition of Well 12 in 2009, the Red Rocks Reservoir in 2010 and the pipe connection from the reservoir to Wildwood Drive.

Staff is recommending that the Vacation of a Note on a Plat request be approved.