

## STAFF REPORT

June 29, 2000

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### **PRD #00PD023 - Planned Residential Development - Final Development Plan**

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**ITEM 15**

#### GENERAL INFORMATION:

PETITIONER	Wyss Associates for B.E. Development
REQUEST	<b>PRD #00PD023 - Planned Residential Development - Final Development Plan</b>
LEGAL DESCRIPTION	Beginning at the intersection of Sections 10, 11, 14 and 15 of Township 1 North, Range 7 East, B.H.M., travel 143.55 feet bearing N 0 21' 02" E, thence 501.90 feet bearing N 24 48' 28" W. This is the point of beginning. Commencing at the point of beginning, travel 304.9 feet bearing S 67 43' 38" W, thence 98.72 feet bearing S 82 23' 55" W, thence 108.07 feet bearing N 82 55' 53" W, thence 164.61 feet bearing N 49 32' 29" W, thence 133.32 feet bearing N 21 09' 41" W, thence 146.18 feet bearing N 61 04' 40" W, thence 50.52 feet bearing N 5 26' 38" E, thence 50.56 feet bearing N 53 41' 30" W, thence 148.08 feet bearing S 84 54' 36" W, thence 72.78 feet bearing N 64 42' 04" W, thence 91.66 feet bearing N 17 29' 57" W, thence 52.49 feet bearing N 60 01' 19" W, thence 322.51 feet bearing N 0 10' E, thence 587.14 feet bearing S 89 38' E, thence 924.89 feet bearing N 0 10' E, thence 520.87 feet bearing S 89 57' E, thence 595.72 feet bearing S 13 4' 37" E, thence 483.06 feet bearing S 12 41' 20" W, thence 371.36 feet bearing S 22 48' 48" W, thence 272.90 feet bearing S 24 48' 55" E to the point of beginning; and Lot 25 of Block 1 of Minnewasta Subdivision, located in the E1/2 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 29 Acres
LOCATION	At the east end of Harney Road
EXISTING ZONING	Low Density Residential (PRD)
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential/Park Forest
East:	Park Forest
West:	Low Density Residential
PUBLIC UTILITIES	City Water and Sewer to be extended

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REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development - Final Development Plan be continued to the July 13, 2000 Planning Commission meeting to allow time for the petitioner to submit additional information.

GENERAL COMMENTS: This is the second phase of residential development known as Skyview Development that the City Council approved a rezoning request and Initial Planned Residential Development for the subject property on November 15, 1999. The Initial Planned Residential Development was approved with the following stipulations:

1. Prior to Final Development Plan or Preliminary Plat approval, detailed grading plans shall be submitted for review and approval;
2. Prior to Final Development Plan or Preliminary Plat approval, a detailed drainage plan including all calculations in accordance with the Arrowhead Drainage Basin Plan shall be submitted for review and approval;
3. Prior to Final Development Plan or Preliminary Plat approval, a geotechnical evaluation and slope stability analysis prepared by a Registered Professional Engineer shall be submitted for review;
4. Prior to Final Development Plan or Preliminary Plat approval, construction plans for streets, sidewalks, utilities, and storm drainage improvements in compliance with City Standards and the Street Design Criteria Manual shall be submitted for review and approval;
5. Prior to Final Development Plan or Preliminary Plat approval, the applicant shall provide the proposed layout of all water lines, water flows and hydrant locations for review and approval. Minimum fire flow shall be 1,000 gpm at 20 psi;
6. The maximum length of the cul-de-sac shall be 1,200 feet as specified in the Street Design Criteria Manual;
7. No parking signs shall be posted in the cul-de-sac as specified in the Street Design Criteria Manual;
8. Prior to Final Development Plan approval, the applicant shall provide documentation on proposed use requirements, area requirements, and height requirements;
9. Prior to Final Development Plan approval, the applicant shall provide the locations any proposed subdivision signs;
10. Prior to Final Development Plan approval, the applicant shall provide building envelopes for each lot. The applicant shall provide a preliminary geotechnical evaluation prepared by a geotechnical engineer for the entire development. The preliminary geotechnical evaluation shall identify those lots that need a detailed geotechnical evaluation prior to issuance of an building or grading permit; and,
11. Prior to Final Development Plan approval, a phasing plan shall be submitted.

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STAFF REVIEW: In reviewing the Final Development Plan, Staff identified the following issues that have not been addressed:

Drainage – As part of the drainage plan for the development for the extension of Harney Drive, the applicant is proposing to collect and pipe the storm drainage to the west side of the property. At that point the drainage would follow an established drainage channel incorporated in an easement through the back yards of the existing adjacent residential development. The neighbors have expressed concerns with any additional drainage being proposed to cross their property. Also, the velocity of the storm water run off has increased due to the storm water sewer pipe being proposed. The increase velocity would negatively impact the downstream homeowners. The drainage plans need to be revised to incorporate mitigation features to slow down the storm runoff.

Streets – The applicant is proposing to extend Minnewasta Road and Harney Place to serve the proposed development. Both streets will end in a cul-de-sac. Staff had serious concerns with the placement of these streets as identified in the Initial Development Plan. The applicant's geotechnical information does not address the type of cuts being proposed. The stability of this hillside is an integral part of the overall development of the property. Additional geotechnical and slope stability information needs to be provided to address these concerns prior to Final development Plan approval.

Residential Development – A stipulation of the Initial Development Plan was that that individual building envelopes are provided for each lot due to the steep slopes and potential unstable soils in the area. The envelopes will determine that there is a building site available on each lot. The building envelopes have not been provided at this time.