

STAFF REPORT

June 29, 2000

PLAT #00PL027 - Layout Plat

ITEM 29

GENERAL INFORMATION:

PETITIONER	Pat Wyss for B.E. Development Company
REQUEST	PLAT #00PL027 - Layout Plat
LEGAL DESCRIPTION	The unplatted portion of the SW1/4 SE1/4 of Section 10, T1N, R7E, less Broadmoor Subdivision, less Block 1 of Broadmoor Southwest and less Mountain Shadows Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12 Acres
LOCATION	East of Broadmoor Townhouses
EXISTING ZONING	Park Forest
SURROUNDING ZONING	
North:	Low Density Residential (PRD)
South:	Park Forest
East:	Park Forest
West:	Low Density Residential (PRD)
PUBLIC UTILITIES	To Be Extended
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the request to revise the Layout Plat design be denied, and that the Planning Commission reaffirms its recommendation for approval with stipulations on the previous Layout Plat request.

GENERAL COMMENTS: This Layout Plat proposes to plat four three-acre, single-family residential lots on the west side of Skyline Drive. The subject property is located directly to the east of the existing Broadmoor Subdivision. Access to the subdivision would be provided via the section line highway and right-of-way identified as Sunset Vista Road located to the south of the subject property. Currently Sunset Vista Road is constructed part way along this section line highway and extending from Sheridan Lake Road to the subject property. Sunset Vista Road currently provides access to two single-family residences, four townhouses and the City water reservoir.

On April 20, 2000 the Planning Commission recommended approval of a different version of this Layout Plat (see attached Staff Report from April 20, 2000). That Layout Plat also proposed to plat four, three-acre single-family residential lots but the access was to be

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provided via a proposed extension of Broadmoor Drive. The petitioner has been working with the Broadmoor Homeowners Association in order to receive permission to use Broadmoor Drive as it is a private platted roadway. However, the petitioner and the Homeowner's Association were not able to reach an agreement and therefore on June 5, 2000 the petitioner asked the City Council to refer this plat back to the Planning Commission so that the revised version of the plat proposing to use the Sunset Vista Road access could be reviewed.

STAFF REVIEW: Staff has reviewed this platting request and has identified serious concerns with the proposed access to this subdivision. Sunset Vista Road will have grades which exceed 15.5%. Modifying this grade is not possible due to the presence of a large water main located within the right-of-way. This water main connects to the nearby water reservoir and provides water to many surrounding neighborhoods in the southwestern portion of the City. Lowering the depth at which this large water main is buried would be very expensive. In addition, changing the road grade would result in difficulties associated with the grade of the approaches providing access to the other residences constructed along Sunset Vista Road. The Street Design Criteria Manual states that the maximum grades for a local road shall be 12%. Based upon a review of the terrain and vegetation in this area, the roadway will receive only a minimal amount of sun in the winter which will cause extreme icing conditions on the street. The Fire Department is especially concerned as there is some question whether or not emergency response vehicles could climb the street in the winter time. Conversely, there is a safety concern associated with vehicles travelling down the grade as these vehicles could slide onto Sheridan Lake Road.

A Layout Plat proposing eleven lots along an extension of Sunset Vista Road for this same property was submitted to the City in July, 1998 but was denied without prejudice at the applicant's request after Staff identified the same concerns related to steep grades. Staff is unaware of any change in conditions that would alter the previous recommendation.

Staff has reviewed this proposed Layout Plat and is recommending denial because the plat proposes street grades which substantially exceed the requirements of the City's Street Design Criteria Manual raising significant health and safety concerns.