

STAFF REPORT

July 13, 2000

PLAT #00PL058 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Skyline Pines Development, L.L.C.
REQUEST	PLAT #00PL058 - Preliminary Plat
LEGAL DESCRIPTION	Lots 1 through 7, Block 1, Skyline Pines Subdivision, Section 10, T1N, R7E also located in Section 11, T1N, R7E; Lots 1 through 10, Block 2, Lots 1 through 16, Block 3 and Lot 1 of Block 4, Skyline Pines Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 144.93 Acres
LOCATION	Approximately 1/4 mile north of the intersection of Tower Road and Skyline Drive
EXISTING ZONING	Park Forest
SURROUNDING ZONING	
North:	Park Forest
South:	Park Forest
East:	General Agriculture District
West:	Park Forest
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary Plat be continued to the August 10, 2000 Planning Commission meeting to allow the applicant to provide the following information:

1. Revised street section with a physical barrier between the roadway and the pedestrian/bike path;
2. Submit a wild land fire mitigation plan for review and approval;
3. A geotechnical evaluation and slope stability analysis prepared by a Register Professional Engineer shall be submitted for review; and,
4. Engineering plans for off-site water improvements.

GENERAL COMMENTS: The applicant is proposing a Preliminary Plat for the Skyline Pines Subdivision. The property is located on both sides of Skyline Drive one quarter mile north of the intersection of Tower Road and Skyline Drive. The majority of the property is located on the east side of Skyline Drive with approximately thirty-five (35) acres located on the west side

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of Skyline Drive. The property is accessed from both Skyline Drive and Sandstone Lane. The property on the east side of Skyline Drive is characterized by several large, timbered, draws with open meadow areas. A large draw runs north to south through the middle of the property. The property on the west side of Skyline Drive is characterized by steep grassy slopes with numerous rock outcroppings.

The City Council approved a Layout Plat in April of 1999 for the proposed subdivision with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, a detailed grading plan which includes detailed topographic information for those areas being disturbed shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan in accordance to the Meade-Hawthorne Drainage Basin Design Plan including all calculations shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a geotechnical evaluation and slope stability analysis prepared by a Registered Professional Engineer shall be submitted for review;
4. Prior to Preliminary Plat approval by the City Council, construction plans for streets, sidewalks, utilities, and storm drainage improvements in compliance with City Standards and the Street Design Criteria Manual shall be submitted and approved;
5. Prior to Preliminary Plat approval by the City Council, wild land fire mitigation plan shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, the applicant shall provide the proposed layout of all water lines, water flow and hydrant locations for review and approval;
7. Prior to Preliminary Plat approval by the City Council, the applicant shall provide engineering plans showing emergency turnarounds at all roadways which dead-end;
8. Prior to Preliminary Plat approval by the City Council, the street layout shall be revised to include no cul-de-sac lengths greater than five hundred feet (500'); and,
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

Subsequently in November of 1999, the City Council approved a Subdivision Variance to waive the requirement for curb and gutter and to allow a five foot pedestrian/bicycle lane in lieu of sidewalks on the internal road system with the stipulation that a physical barrier is placed between the street and the pedestrian/bicycle path.

STAFF REVIEW: Staff has reviewed the Preliminary Plat and has noted that the following items have not been completed:

One of the major concerns with the proposed development is the terrain. Geotechnical evaluation of the property was requested as part of the Preliminary Plat review. There is a

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number of large cut and fill sections being proposed for the internal street. The cross slopes in these areas are also quite steep. Staff had requested that the geotechnical information be submitted at the Layout Plat because of the concerns with these types of cuts and fills in combination with the existing slopes. Staff can not fully evaluate the proposed street and utility plans without the geotechnical information.

The Fire Department has identified the property as a high wild fire hazard area. A fire mitigation plan needs to be submitted for review and approval by the Fire Department. The applicant has addressed some the concerns with the access to the development by eliminating the cul-de-sacs and identifying a through street as part of the development.

The applicant is proposing to connect the proposed development to the Rapid City water system. The majority of the property will need to be served by the U.S. Highway 16 water tank. This water service zone will provide adequate domestic and fire flows for the property. The Subdivision Regulations require the applicant to provide plans for those improvements off-site. At the time of writing this report, Staff has not received plans showing the water line extensions including pressure calculations for the proposed development.

The applicant is requesting Infrastructure Development Partnership Funds for the extension of sanitary sewer to the project. The City Council will consider this request at their July 24, 2000 meeting.

Staff would like to note one other issue that needs to be addressed prior to Final Plat approval. Staff has noted that four lots do not meet the width to length ratio as define in Section 16.12.190.G of the Rapid City Municipal Code. Most all the lots proposed are twice as long as there are wide: however, only those with a lot width of less than 150 feet must meet this requirement. Prior to Final Plat approval, the applicant must either obtain a Subdivision Variance or revise the lots to meet the minimum standards.

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Engineering Division Recommendations:

1.

Fire Department Recommendations:

1.

Traffic Engineering Division Recommendations:

1.

Transportation Planning Division Recommendations:

1.

Urban Planning Division Recommendations:

1.