

STAFF REPORT

August 10, 2000

PLAT #00PL058 - Preliminary Plat

ITEM 6

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 approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, revised grading plans shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, revised drainage plans and calculations shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, revised geotechnical evaluation and slope stability analysis prepared by a Register Professional Engineer shall be submitted for review;
4. Prior to Preliminary Plat approval by the City Council, corrections to the construction plans for streets, sidewalks, utilities, and storm drainage improvements shall be submitted and approved;

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Air Quality Office Recommendations:

5. Prior to any surface disturbance, an Air Quality permit shall be obtained;

Transportation Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, a non-access easement shall be retained for all lots along Skyline Drive which have alternate access;

Urban Planning Division Recommendations:

7. Prior to Preliminary Plat approval by the Planning Commission, all off-site improvement shall be secured through the proposed Infrastructure Development Partnership Fund Loan or detailed engineering plans shall be submitted for review and approval;
8. Prior to Final Plat approval by the City Council, the applicant shall revise all lots that do not meet lot width to length ratio as described in Section 16.12.190.G of the Rapid City Municipal Code or obtain a Subdivision Variance;
9. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all subdivision inspection fees shall be paid;
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
11. Prior to Preliminary Plat approval by the City Council, access to Lot 16, Block 3 shall be identified; and,

Emergency Service Communication Center Recommendations:

12. Prior to Final Plat approval by the City Council, a revised street name to Evans View Drive shall be submitted for review and approval.

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 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;

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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 Register 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 for considerations:

Geotechnical Analysis - One of the major concerns with the proposed development is the terrain. A geotechnical evaluation of the property has been submitted as part of the Preliminary Plat review. There is a number of large cut and fill sections being proposed for the internal street. The cross slopes in these areas are also quite steep. Staff is requesting that additional geotechnical information be submitted particularly relating to geology stability, maximum fill heights and slopes, and stability of the soils for water conveyance.

Off-Site Improvements - The applicant is requesting Infrastructure Development Partnership Funds for the extension of sanitary sewer and water to the project. The City Council will consider this request at their August 7, 2000 meeting. 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 sanitary sewer will connect to the existing system in Fairmont Boulevard on the west side of Mount Rushmore Road. The

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Subdivision Regulations require the applicant to provide plans for those improvements off-site. If the request for requesting Infrastructure Development Partnership Funds is not approved, the applicant will need to provide all the engineering plans for these improvements.

Engineering Plans - Corrections to the engineering plans need to be submitted for review and approval. The corrections include revised drainage plans and calculations, street light locations, regulatory signs, location and design of guard rails, additional design for the pavement section for Sandstone Lane and the road connection to Sandstone Lane.

Access - Lot 16 of Block 3 does not front on a street. The Park Forest District requires each lot to have a minimum of 50 feet of frontage on a public street. Staff is requesting information on how access is going to be provided to this lot. If an access easement is proposed, the easement must be constructed to City street standards and a zoning variance to the frontage requirement would need to be obtained.

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