

## STAFF REPORT

August 24, 2000

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**PLAT #00PL074 - Layout Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Jerry Wendland for Rod Egemo
REQUEST	<b>PLAT #00PL074 - Layout Plat</b>
LEGAL DESCRIPTION	Tracts A, B, and C, of Tract S of Forest Hills Subdivision in the SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 72 Acres
LOCATION	At the intersection of St. Cloud and Skyline Drive
EXISTING ZONING	Park Forest
SURROUNDING ZONING	
North:	Park Forest
South:	Park Forest-Low Density Residential (PRD)
East:	Low Density Residential
West:	Park Forest
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. 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;

Fire Department Recommendations:

2. Prior to Preliminary Plat approval by the City Council, a wild land fire mitigation plan shall be submitted for review and approval;

Urban Planning Division Recommendations:

3. 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 or Subdivision Variances waiving these required improvement shall be obtained or a Waiver of Right to Protest Future Assessment Project shall be signed for these improvements.

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GENERAL COMMENTS: The applicant is proposing to plat a 71.2 acre parcel into three lots. The property is located on the east side of Skyline Drive. The subject property is the site of a 1930's Civil Conservation Corp project which started construction of an amphitheater on the property. The amphitheater was never completed but the rough grading of the seating pads and stage area is still visible. This plat has been submitted to facilitate the acquisition of open space along Skyline Drive.

The property is characterized by steep, forested hillsides with a large drainage through the property. The site has historically been referred to as Skunk Hollow. Access to the property is from either Skyline Drive or St. Cloud Street. The portion of St. Cloud Street accessing the property is a gravel section for approximately 160 feet from the existing paved surface. Access off Skyline Drive is very limited due to the steep slopes. City utilities currently are located in St. Cloud Street however there are no services currently available in Skyline Drive.

STAFF REVIEW: Staff has reviewed the property and has noted the following considerations:

Land Use - The property is currently zoned Park Forest Zoning District. As indicated earlier, portions of the property are being proposed to be acquired as part of the Skyline Drive open space system. Under the current Park Forest District, three acre lots are the minimum lot size allowed. Any development with a density greater than one dwelling unit per three acres would require the property to be rezoned. Staff would have serious concerns with any rezoning of the property to a higher density without a Planned Residential Development due to the steep slopes, geological stability issues, access, and utilities.

Streets and Utilities - Skyline Drive is currently developed as a paved street, with no curb, gutter or sidewalk. Also, no public utilities are located in Skyline Drive. Subdivision Variances would need to be obtained to waive the requirement for curb and gutter and dry sewer for Skyline Drive. If the proposed use of these lots is part of an open space system, staff would recommend that the variances to these requirements be granted; however, additional residential development on the property would create the need for additional infrastructure improvements and Staff could not support a variance in that situation.

Currently, City water and sewer are available at the intersection of St. Cloud Street and Forest Drive. Also, the asphalt pavement for St. Cloud Street ends at this intersection. The applicant is responsible for the extension of water, sewer, and street improvements along St. Cloud Street. There is approximately 160 feet located between the subject property and the existing services. Staff recommends that the applicant sign a Waiver of Right to Protest Future Assessment Project for the portion of St. Cloud Street adjacent to the subject property. A Waiver of Right to Protest Future Assessment Project would provide the required surety for these required improvements. Staff would like to note that water service would only be available to serve development located at a maximum elevation of 3446 feet. Only a very small portion of the subject property could be served with the current water system. Any

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development of the property above that level would need to connect to the US 16 water pressure zone or a booster station would need to be constructed. The cost of these improvements would be the developers responsibility. Water has been and will continue to be a limiting factor for the development of this property.

The Fire Department has identified the property as a high wild fire hazard area. Prior to Preliminary Plat approval, a fire mitigation plan must be submitted for review and approval by the Fire Department. The Street Design Criteria Manual states that the maximum length of a cul-de-sac in a moderate or high, wild land fire hazard shall be 500 feet. St. Cloud Street currently dead ends at the subject property. The existing length of St. Cloud Street from Eleventh Street is approximately 2,000 feet. Extending St. Cloud Street would either require the construction of a second access point from St. Cloud Street or approval of a Special Exception to the Street Design Criteria Manual would need to be granted.