

STAFF REPORT

August 10, 2000

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**PLAT #00PL055 - Preliminary and Final Plat**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates for B.E. Development
REQUEST	<b>PLAT #00PL055 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 1 through 11 of Block 1 and Lots 1 through 11 of Block 2 of Skyview North Subdivision and Lot 25R of Minnewasta Subdivision (formerly Lot 25 of Minnewasta Subdivision) located in the E1/2 of SE1/4 of Seciton 10, T1N, R7E, BHM, Rapid City, Penningotn 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 Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide minor corrections to the engineering plans and details;
2. Prior to City Council approval of the Final Plat, a note shall be placed upon the plat stating that specific geotechnical and slope stability information must be submitted to the City for review and approval prior to the issuance of any building permits;
3. Prior to City Council approval of the Final Plat, the petitioner shall submit the required Subdivision Cost Estimates form for approval and shall have paid the Subdivision Improvements Estimate fee;
4. Prior to City Council approval of the Final Plat, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements;

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Fire Department Recommendations:

5. No parking signs shall be posted along Huntington Place in accordance with the Street Design Criteria Manual;
6. Prior to City Council approval of the Final Plat, a note shall be placed on the plat which states: "Buildings on any lots having driveways exceeding 15% slope shall be equipped with an automated residential sprinkler system subject to approval of the Rapid City Fire Department.";

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a note shall be placed on the plat stating "a minimum of three off-street parking spaces in accordance with the Rapid City Zoning Ordinance shall be provide for each dwelling unit"; and,
8. The associated Planned Unit Development – Final Development Plan shall be approved in conjunction with this Preliminary and Final Plat.

GENERAL COMMENTS: This is the second phase of residential development known as Skyview Development. The City Council approved a rezoning request and Initial Planned Residential Development for the subject property on November 15, 1999. The property is located to the east of Minnewasta Road and Harney Place.

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

Geotechnical Information: Geotechnical reports have been submitted for the subject property. Due to the soils condition and slopes of proposed lots, Staff is recommending that a note be placed upon the plat stating that final geotechnical and slope stability information be submitted prior to the issuance of building permits for this subdivision.

Grading Plan: The Engineering Division is concerned that some of the driveway grades may exceed City standards. The Fire Department has further noted that if any driveways exceed 15% slope then the homes located upon those lots must be equipped with an automated residential sprinkler system. A note to this effect must be placed upon the plat.

Streets – The applicant is proposing to extend Minnewasta Road and Harney Place to serve the proposed development. Both streets will end in cul-de-sacs. Staff has some concerns with the grades of the proposed streets. The applicant has proposed to build a 24 foot wide street section with no parking. One of the concerns is due to the grades and curves in the street and the potential problems in the winter season. By eliminating the parking along the street, additional room will be provided for maneuvering in slippery conditions. However, the applicant will need to provide alternative parking in lieu of on-street parking. Staff is recommending that each single family-residence be required to provide a minimum of three off-street parking spaces in lieu of the required two spaces as a requirement of the Planned Residential Development. Also, Staff is requesting that "No-Parking" signs be installed and a note be placed on the plat identifying the additional parking requirement.