

STAFF REPORT

February 22, 2001

No. 01PL004 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Leo J. Boland for Rodney C. Egemo
REQUEST	No. 01PL004 - Preliminary and Final Plat
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 71.16 Acres
LOCATION	At the intersection of St. Cloud and Skyline Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District-Low Density Residential District (PRD)
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	To be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow time for the applicant to submit a wild land fuel management plan.

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 of 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.

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The City approved a Layout Plat for the subject property in September of 2000. The current request is based on the Layout Plat that was approved. The Layout Plat had the following stipulations as part of the approval:

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

The applicant has not submitted a wild land fuel management plan (this was formally referred to a wild land fire mitigation plan). The Fire Department is working with other property owners in this area on developing a comprehensive fuel management plan for Skyline Drive area. The plan needs to be submitted for staff review before Staff can recommend proceeding with this request.