

STAFF REPORT

March 8, 2001

No. 01PL004 - Preliminary and Final Plat

ITEM 8

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 approved with the following stipulations:

Fire Department Recommendations:

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

Urban Planning Division Recommendations:

2. 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 improvements shall be obtained or a Waiver of Right to Protest Future Assessment Project shall be signed for these improvements.

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.

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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 roadway for approximately 160 feet from the end of 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.

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 was approved with 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.

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 requires that the property be rezoned. Staff would have serious concerns with any rezoning of the property to a higher density unless approved in conjunction with a Planned Residential Development due to the steep slopes, geological stability issues, access, and utility issues.

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. 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 and Skyline Drive adjacent to the subject property. A Waiver of Right to Protest Future Assessment Project would provide the required surety for these required improvements.

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Wild Land Fuel Management Plan - 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 applicant is working with the applicant on a wild land fuel management plan (this was formally referred to as a wild land fire mitigation plan) for the subject property. The Fire Department is working with other property owners in this area on developing a comprehensive fuel management plan for Skyline Drive area.