

STAFF REPORT

June 21, 2001

No. 01PL049 - Layout Plat

ITEM 40

GENERAL INFORMATION:

PETITIONER	Jeff Stone
REQUEST	No. 01PL049 - Layout Plat
LEGAL DESCRIPTION	Lots 1 through 7, Sunset Vista Estates, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.19 Acres
LOCATION	Approximately 1000 feet east of the intersection of Sheridan Lake Road and Sunset Vista Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Park Forest District
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City Water and Sewer to be extended
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 Planning Commission, detailed grading information relating to drainage improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a detailed drainage plan in accordance with the Arrowhead Drainage Basin Plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall obtain permission to direct storm water drainage to the property to the east;
4. Prior to Preliminary Plat approval by the Planning Commission, engineering plans shall be submitted showing the connection to the City sanitary sewer system;
5. Prior to Preliminary Plat approval by the Planning Commission, a special exception to the Street Design Criteria Manual to allow a street to have over 12% grades shall be obtained;
6. Prior to Preliminary Plat approval by the Planning Commission, the petitioner shall provide a geotechnical evaluation for the subject property;

STAFF REPORT

June 21, 2001

No. 01PL049 - Layout Plat

ITEM 40

7. Prior to Preliminary Plat approval by the Planning Commission, the street plans submitted by the petitioner shall identify a minimum right-of-way/easement width of 52 feet and a minimum cul-de-sac bulb diameter of 110 feet;
8. Prior to Preliminary Plat approval by the Planning Commission, the petitioner shall provide a calculation for the street pavement design prepared by a Professional Engineer;

Fire Department Recommendations:

9. Prior to Preliminary Plat approval by the Planning Commission, a site plan showing all location of proposed fire hydrants shall be submitted for review and approval;

Traffic Engineering Division Recommendations:

10. The street design plans shall include a sidewalk along the north side of Sunset Vista Road to tie into the existing approved sidewalk located adjacent to this development;

Urban Planning Division Recommendations:

11. Prior to Preliminary Plat approval by the City Council, the applicant shall obtain approval of a rezoning request for the subject property; and
12. Prior to Final Plat approval by the City Council, surety shall be posted for any subdivision improvements that have not been completed and any subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant is proposing a seven lot residential subdivision. The subject property is located directly to the east of the existing Broadmoor Subdivision. Access to the subdivision would be provided via the section line highway and right-of-way identified as Sunset Vista Road located to the south of the subject property. Currently, Sunset Vista Road is constructed part way along this section line highway and extending from Sheridan Lake Road to the subject property. Sunset Vista Road currently provides access to two single-family residences, four townhouses and the City water reservoir.

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

Access - The applicant is proposing to access the property from the section line highway located to the south of the property. The road is partially located in platted right-of-way and partially in section line highway. Sunset Vista Road currently provides access to four townhouse, two (2) single family residences, and to the City water reservoir. Sunset Vista Road as proposed will have up to 15.5% grades. The grades of the roads are due to the location of a 20 inch water main located within the Sunset Vista Road right-of-way. This water main connects to the nearby water reservoir and provides water to many surrounding neighborhoods in the southwestern portion of the City. Lowering the depth at which this large water main is buried would be very expensive. In addition, changing the road grade would result in difficulties associated with the grade of the approaches providing access to the other residences constructed along Sunset Vista Road. The Street Design Criteria Manual indicates the maximum grades for a local road to be 12%. Staff has serious concerns about the proposed grades on the proposed street. Based on the terrain of the area, the road will get minimal sun in the winter which will cause extreme icing conditions on the street. The Fire Department is concerned as to whether they can

STAFF REPORT

June 21, 2001

No. 01PL049 - Layout Plat

ITEM 40

get some of their vehicles up the street in winter conditions. A Special Exception to the Street Design Criteria Manual will need to be granted to allow these grades. Staff has stated in the past that they could not support this Special Exception to the Street Design Criteria Manual because of the difficulties with emergency vehicles accessing the site.

To bring the street to the subject property, the applicant is proposing extensive cut and fill at the south side of the property. Staff is concerned with the location of utilities through this area and the stability of this section of the street. Detailed engineering plans need to be provided demonstrating how the applicant proposes to construct the utilities through this cut and fill.

Access could be brought to the property through the Broadmoor development. The street in Broadmoor is currently private and the Homeowners Association would have to approve access to this property.

Drainage Plans - This property lies within the Arrowhead Drainage Basin. A number of drainage's cross the property. Engineering Staff has requested that a detailed grading plan be submitted and approved in conjunction with the Preliminary Plat. They are concerned with how the drainage will be handled through the cut and fill section of the street. Additional information is also needed for the other drainage improvements. The drainage plan must be designed in compliance with the Arrowhead Drainage Basin Plan.

Water and Sewer System - The City is currently constructing a water line through the subject property. The applicant would need to coordinate all development with this water line extension. A detail plan on how sewer service will be proposed to the property will also need to be submitted for review and approval.