

STAFF REPORT

July 26, 2001

No. 01PL059 - Layout Plat

ITEM 55

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Mark Abrams
REQUEST	No. 01PL059 - Layout Plat
LEGAL DESCRIPTION	Lots 8 Revised and 8A Revised of Pinedale Heights Subdivision formerly all of Lots 8 and 8A of Pinedale Heights Subdivision, located in the NE1/4 NW/14 of Section 5, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.752 acres
LOCATION	5309 Pinedale Heights
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	N/A
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be denied.

GENERAL COMMENTS: The applicant is proposing to subdivide a 1.752 acre parcel into two lots. The property is located in the Pinedale Heights Subdivision on the west side of Rapid City. This development is characterized by forested hill side with narrow winding streets. Access to the development is provided via West Main Street. West Main Street is the only access into this area. Currently, there are thirty-seven single family residences that have exclusive access via West Main Street. Also, a total of seventeen undeveloped lots are located in this area.

STAFF REVIEW: Staff has reviewed the proposed Layout Plat and has noted the following considerations:

Access - The main access to the development is from West Main Street. The property proposed for subdivision is accessed from a Pinedale Heights Drive. Pinedale Heights Drive is a thirty-three foot wide public access easement. The minimum width for right-of-way for a sub-collector street is 52 feet. The street is paved but does not have curb, gutter or sidewalks and barely meets the minimum width requirement of twenty feet. As identified earlier, this area only has one access point being West Main Street. The Fire Department

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has classified the area as a high wildland fire hazard. Staff has serious concerns with creating any additional lots with the limited access. There is a potential of a total of 54 dwellings being develop under the existing platting. The Street Design Criteria Manual requires that a second access be provided when more than forty dwelling units or lots are being accessed from one access point. Due to wildland fire hazard, the existing number of lots, and inadequate right-of-way width, Staff can not support any additional density in this area.

Utilities - A City water reservoir is located to the west of the property in the Pinedale Development. A 12 inch water main is located in West Main Street; however, no City water is extended to the subject property. The distance from the property to the water main located in West Main Street is approximately 450 feet. Staff has serious concerns with the approval of any additional density in this area without the extension of City water to provide both domestic and fire water supply.

A sanitary sewer main is located at the intersection West Main Street and South Berry Pine Road. Staff has serious concerns with the location of any additional on-site waste water systems in the area. The soils in this area are very rocky and conventional septic systems have not been allowed. Total containment systems have been required to be installed which are very expensive to construct. Do to the serious concerns with the types of soils or lack there of in this area, Staff can not support development of any additional on-site waste water systems in this area.

Drainage - The Engineering Division has indicated that the downstream drainage facilities are not adequate to handle additional development on the subject property. Any additional drainage caused by increased impervious area could negatively impact the adjacent properties.