

STAFF REPORT

October 4, 2001

No. 01PL098 - Layout Plat

ITEM 28

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Jeff Stone
REQUEST	No. 01PL098 - Layout Plat
LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 1, Sunset Heights Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.76 acres
LOCATION	East of Broadmoor Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Medium Density Residential District (PRD)
East:	Park Forest District
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	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 from the downstream land owners 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;

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7. Prior to Preliminary Plat approval by the Planning Commission, the street plans submitted by the petitioner shall identify a minimum 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 locations of the proposed fire hydrants shall be submitted for review and approval;
10. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a wild land fuel management plan;
11. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall include in the engineering plans an intermediate turn-around at the current terminus of Broadmoor Drive;

Urban Planning Division Recommendations:

12. In association with the Preliminary Plat, the applicant shall request and obtain a Special Exception to the Street Design Criteria Manual to allow a cul-de-sac longer than 500 feet;
13. Prior to Final Plat approval by the City Council, the applicant shall submit a road maintenance agreement for Broadmoor Drive;
14. In association with the Preliminary Plat, the applicant shall request and obtain a Special Exception to the Street Design Criteria Manual to allow 40 dwelling units with a single access; and,
15. 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 three lot residential subdivision. The subject property is located directly to the east of the existing Broadmoor Subdivision. Access to the subdivision will be provided via Broadmoor Drive which is a private platted street. The City has reviewed several proposals for the subject property. The development proposal have ranged from the platting of three to ten lots and have identified access either via Broadmoor Drive or Sunset Vista Road.

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

Access - The applicant is proposing to access the property from Broadmoor Drive which is a private platted street. The Broadmoor Homeowners Association will need to provide written permission allowing the proposed lots access from the private street. Prior to Preliminary Plat approval, the applicant will need to submit this agreement for review and approval. Also, the applicant is proposing the extension of Broadmoor Drive as a private easement. The applicant will need to provide documentation for the maintenance of the street.

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The existing Broadmoor Drive is approximately 1,230 feet in length. The applicant is proposing to extend the street approximately another 510 feet to serve the proposed subdivision. The Street Design Criteria Manual maximum cul-de-sac length is 1,200 feet when located in a low wildland fire hazard area and 500 feet when located in a moderate/high wildland fire hazard area. The Fire Department has identified the southeastern portions of the property as a moderate/high wildland fire hazard area. Staff could support a Special Exception to the Street Design Criteria Manual if an intermediate turnaround is provided at the current terminus of Broadmoor Drive because of the special circumstance associated with providing legal and physical access to the property. This would provide a turnaround before encountering the portion of the property that is a moderate/ high wildland fire hazard. Also, the alternative access to the property is via the Sunset Vista Drive/Section Line Highway which has grades that exceeds the maximum grades allowed in the Street Design Criteria Manual. Staff supports the granting of a Special Exception to the Street Design Criteria Manual to allow a cul-de-sac in excess of 500 feet if the applicant provides an intermediate turnaround at the current terminus of Broadmoor Drive.

The Street Design Criteria Manual requires a second access when forty or more dwelling units gain access from a single street. There are currently 37 dwelling units or developable lots in the existing Broadmoor development. With the development of three additional dwelling units/lots, the total number of dwelling units taking access via Broadmoor Drive would be forty which is one dwelling units more than is allowed to take access from a single access. A Special Exception would need to be granted to the Street Design Criteria Manual to allow this number of lots. Staff supports this request as it a minimal adjustment and the alternative access does not meet minimum standards.

Drainage Plans - This property lies within the Arrowhead Drainage Basin. A number of drainage's cross the property. The 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 existing Broadmoor development. The applicant will need to provide detailed information to insure that the down stream facilities can handle the increased runoff and that they have the legal right to use these facilities. 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 will need to coordinate all development with City Staff to insure compatibility with this water line extension. A detailed plan on how sewer service will be provided to the property will also need to be submitted for review and approval.

Wild Land Fuel Management Plan - The Fire Department has identified the southeast portion of the property as a moderate/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 Fire Department is working with other property owners south of this area on developing a comprehensive fuel management plan for Skyline Drive area. Staff would also like to note that the Fire Department currently has a program to cost share some of the

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expense for an implementing a fuel management plan.