

STAFF REPORT

October 25, 2001

No. 01PL105 - Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Skyline Pines Development
REQUEST	No. 01PL105 - Final Plat
LEGAL DESCRIPTION	Lots 1-7, Block 1, Skyline Pines Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 46.507 acres
LOCATION	On Skyline Drive west of Skyview North Subdivision
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall identify a utility easement for water and sewer service lines for Lots 4 and 5 across the adjacent lots to access the mains; and,
2. Prior to Final Plat approval by the City Council, the applicant shall identify a twenty-foot utility easement along the northern property line of Lot 1 of Block 1.

GENERAL COMMENTS: The applicant is requesting to plat the seven western lots adjacent to Skyline Drive in the Skyline Pines Subdivision. The Skyline Pines Subdivision is located on both sides of Skyline Drive approximately one quarter mile north of the intersection of Tower Road and Skyline Drive. The majority of the property is located on the east side of Skyline Drive with approximately thirty-five (35) acres located on the west side of Skyline Drive. The development is accessed from both Skyline Drive and Sandstone Lane. The property on the east side of Skyline Drive is characterized by several large, timbered, draws with open meadow areas. A large draw runs north to south through the middle of the property. The property on the west side of Skyline Drive is characterized by steep grassy slopes with numerous rock outcroppings.

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The City Council approved a Preliminary Plat for the property on October 16, 2001. The Preliminary Plat identified thirty-four lots which included lots on both sides of Skyline Drive. The applicant received Final Plat on August 8, 2001 approval for all of the lots except these last two lots located on the east side of Skyline Drive and the proposed seven lots on the west side of Skyline Drive. In a related request (01PL106), the last two lots on the east side of Skyline Drive are being platted. The applicant has provided surety for all the required improvements as part of the earlier Final Plat.

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

Utility Easements – The Engineering Staff has identified that both the sanitary sewer and water mains were not extended to Lots 4 and 5 due to the unstable hillside along this portion of Skyline Drive. These lots were identified as having long service lines extended to the mains. Staff is recommending that applicants identify utility easements on Lots 3 and 6 to provide access to the mains. Staff is also requesting that a twenty-foot utility easement along the north property line of Lot 1. The utility easement will accommodate a future water main cross connection between the Terricita High Pressure Water Zone and the Southwest Water Zone. When the connection is completed, the two separate zones will become one large zone providing system redundancy and increasing public safety for the residents of these water zones.

Sewer – At this time, the off-site sanitary sewer has not been completed. The off-site sanitary sewer connects from the east side of the Skyline Pines Subdivision to Fairmont Boulevard. The Engineering Division has issued a letter to all the land owners/builders at the time they obtain a building permit indicating that occupancy of the residences will not be allowed until the sanitary sewer is completed (see attached).

Geotechnical Information – A note has been placed on the plat identifying that specific geotechnical and slope stability information must be submitted to the City for review and approval prior to issuance of building permits. This note has been placed on the plat due to the steep slopes of the lots and the potential for unstable soils. The Engineering Staff will be reviewing the proposed grading plans for the residences to insure that the downhill landowners are not adversely impacted from construction on the lots.