

STAFF REPORT

October 25, 2001

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**No. 01PL106 - Final Plat**

**ITEM 11**

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GENERAL INFORMATION:

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| PETITIONER         | Doug Sperlich for Skyline Pines Development  |
| REQUEST            | <b>No. 01PL106 - Final Plat</b>  |
| LEGAL DESCRIPTION  | Lots 15 and 16 of Block 3 of Skyline Pines Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 7.094 acres  |
| LOCATION           | Pevans Parkway   |
| EXISTING ZONING    | Park Forest District   |
| SURROUNDING ZONING |  |
| North:             | Low Density Residential District   |
| South:             | Park Forest District - General Agriculture District  |
| East:              | Low Density Residential District (PRD)   |
| West:              | Park Forest District   |
| PUBLIC UTILITIES   | City and Sewer   |
| REPORT BY          | Blaise Emerson   |

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

Engineering Division Recommendations:

1. 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 15 and a twenty-foot utility easement centered on the common property line;
2. Prior to Final Plat approval by the City Council, the applicant shall submit revised erosion control/stabilization plans for the subdivision for those locations where the retaining walls have been omitted for review and approval; and,

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City council, the applicant shall identify a temporary emergency turn-around easement on the plat.

GENERAL COMMENTS: The applicant is requesting to plat the last two eastern lots adjacent to Pevans Parkway 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

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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.

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 approval on August 8, 2001 for all of the lots except these two lots located on the east side of Skyline Drive. In a related request (01PL105), all the lots on the west side of Skyline Drive are being platted. The applicant has provided surety for all of the required improvements adjacent to the lots as part of the earlier Final Plat.

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

Utility Easements – Staff is requesting that a twenty-foot utility easement centered on the common lot line and along the north property line of Lot 15 be identified on the Final Plat. 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).

Improvements – The approved engineering plans identified the construction of several retaining walls along Pevans Parkway. As part of the construction, these retaining walls have been eliminated during the construction of the street. The applicant will need to provide revised erosion control/stabilization plans for the subdivision where the retaining walls have been omitted.