

STAFF REPORT

August 8, 2002

No. 02PL028 - Preliminary and Final Plat

ITEM 45

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Robert E. Moore
REQUEST	No. 02PL028 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 15 of Kepp Heights Subdivision #3, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 15 of Kepp Heights Subdivision #4, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.874
LOCATION	South of Flormann Street and Skyline Drive
EXISTING ZONING	Low Density Residential/Planned Development Designation
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/28/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, a revised water plan shall be submitted for review and approval. In particular, the water plan must provide looping with the southwest water zone;
2. Prior to Final Plat approval by the City Council, connection fees and agreements shall be executed for the proposed water line(s);
3. Prior to Preliminary Plat approval by the Planning Commission, a revised sewer plan shall be submitted for review and approval. In addition, access for maintenance of the

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- manholes shall be provided;
4. Prior to Final Plat approval by the City Council, the plat shall be revised to show the lowest floor elevation(s) of the proposed residences to insure sewer gravity flow;
 5. Prior to Preliminary Plat approval by the Planning Commission, a revised drainage plan shall be submitted for review and approval. In particular, the drainage plan must provide road ditch design and calculations and address the design controls necessary for protecting Lots 1 thru 7 from drainage off of Skyline Drive;
 6. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show additional utility and drainage easement(s) as needed;
 7. Prior to Preliminary Plat approval by the Planning Commission, revisions to the geotechnical report shall be submitted for review and approval. In addition, revised grading and topographic data shall be submitted as necessary to insure slope stability for the proposed development;
 8. Prior to Preliminary Plat approval by the Planning Commission, Skyline Drive shall be constructed in compliance with Section 16.20.040 of the Rapid City Municipal Code or a Variance to the Subdivision Regulations shall be obtained;
 9. Prior to Preliminary Plat approval by the Planning Commission, Flormann Street shall be revised to comply with the previously approved construction plans or a Variance to the Subdivision Regulations shall be obtained;
 10. Prior to Preliminary Plat approval by the Planning Commission, revised road construction plans for the proposed interior road, showing its relocation to the east, shall be submitted for review and approval;
 11. Prior to Preliminary Plat approval by the City Council, the existing utility line shall be shown on the construction plans. In addition, the plat shall be revised to show existing and/or proposed utility easements for the overhead electric line;
 12. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
 13. Design Plans for all improvements, including off-site improvements, and any required revisions as identified by the Engineering Division shall be submitted for review and approval a minimum of ten working days prior to City Council approval of the Preliminary Plat;

Fire Department Recommendation:

14. The Uniform Fire Code shall be continually met;

Urban Planning Division Recommendations:

15. Prior to Final Plat approval by the City Council, an Initial and Final Residential Development Plan shall be reviewed and approved for the subject property;
16. Prior to Final Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement.
17. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form for the uncompleted subdivision improvements shall be submitted for review and approval; and,
18. Prior to Final Plat approval by the City Council, surety for all subdivision improvements shall be posted and the subdivision inspection fees shall be paid.

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GENERAL COMMENTS:

This item has been continued several times since the April 25, 2002 Planning Commission meeting to allow the applicant to submit additional information. Staff recommended approval of this item at the July 3, 2002 Planning Commission meeting; however, the applicant had not met all of the stipulations of approval. This item has subsequently been continued to the August 8, 2002 Planning Commission meeting at the applicant's request. Staff will notify the Planning Commission at the August 8, 2002 Planning Commission meeting if the stipulations of approval have not been met. No other part of this Staff Report has been revised. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into 15 residential lots. The lots range in size from .381 acres to 2.553 acres. The property is located approximately 150 feet south of the intersection of Skyline Drive and Flormann Street on the south and east side of Skyline Drive. In addition, the plat shows the extension of a 49 foot wide right-of-way to serve as access to the proposed lots.

The applicant has also submitted a Variance to the Subdivision Regulations to waive street improvements along Skyline Drive and to allow lots twice as long as they are wide. (See associate item #02SV015.)

On January 15, 1996, City Council approved Layout Plat #2281 to subdivide the subject property into 15 lots and to subdivide an adjacent property into three lots. (A subsequent lawsuit resulted in the District Court overturning the Layout Plat approval.) On February 7, 2000, the City approved Rezoning Request #99RZ019 and Planned Development Designation #99PD023 to change the zoning from Park Forest District to Low Density Residential District with a Planned Development Designation.

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

Slope Stability: The Engineering Division has expressed concern with the slope stability as slumping is visible in this area. The applicant has submitted a preliminary geotechnical evaluation, however, a detailed evaluation must be provided prior to any construction and/or approval of the Preliminary Plat. Along with geotechnical evaluation, detailed grading and topographic data must be submitted to insure that additional slope instability does not occur as part of the proposed development. Staff is recommending that the Preliminary and Final Plat be continued to allow the applicant to submit a detailed geotechnical evaluation along with a detailed grading plan and topographic information as identified. On June 18, 2002, the applicant submitted geotechnical information. Staff is currently reviewing the information and will notify the Planning Commission at the July 25, 2002 Planning Commission meeting if any revisions and/or additional geotechnical information is needed to insure slope stability within the proposed development.

Staff is also recommending that an Initial and Final Planned Residential Development be submitted and approved prior to Final Plat approval in order to insure that buildable areas exist on each of the proposed lot(s). The Skyline Drive corridor is an important asset to the community. As noted in the previously approved Planned Development Designation for the

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subject property, the Planned Residential Development will need to be developed carefully so as to preserve the scenic view from Skyline Drive. Structures built too close to the roadway could result in a corridor affect along the roadway and obstruct the scenic views from Skyline Drive. The Planned Residential Development will also need to be developed so that the views to Skyline Drive from the rest of the community are protected. Structure locations and elevations will need to be developed so that the view of the ridgeline of Skyline Drive is not adversely affected to a significant extent. On June 18, 2002, the applicant submitted revised building elevations. Staff is currently reviewing the information as a part of an associated Initial and Final Residential Development Plan for the subject property. Staff is recommending that the Initial and Final Planned Residential Development be approved prior to Final Plat approval in order to insure that buildable areas exist on each of the proposed lot(s) and to evaluate any impact the proposed development may have on Skyline Drive.

Drainage Plan: The Engineering Division has also indicated that a revised drainage plan must be submitted for review and approval. In particular, the revised drainage plan must provide road ditch design and calculations. In addition, the revised drainage plan must analyze and design necessary controls for protecting Lots 1 thru 7 from drainage off of Skyline Drive. The Engineering Division has indicated that the revised drainage plan must also address downstream impacts due to the increased flows from the proposed development.

Water: City water is currently located directly south of the subject property. The water line was extended along a portion of Skyline Drive as a part of the infrastructure improvements for The Skyline Pines Subdivision located south of the property. Connection fees and agreements must be executed as a part of the Final Plat approval. The Engineering Division has also indicated that additional utility easement(s) and possible oversized lines must be incorporated into the water design to provide looping with the southwest water zone. Additional valves and hydrants are also needed as a part of the revised water plan. Staff is recommending that a revised water plan be submitted for review and approval prior to Preliminary Plat approval.

Sewer: The Engineering Division has indicated that topographic information must be submitted along Flormann Street in order to identify the provision for access to manhole(s) along this section of roadway. The Engineering Division has indicated that the applicant's site plan shows the location of manholes along Flormann Street to be located south of the road. As such, a reinforced concrete sidewalk must be constructed along the south side of Flormann Street to provide access to the manholes. The Engineering Division has also indicated that the number of manholes must be reduced. In addition, the lowest floor elevation(s) of the proposed residences must be identified on the plat to insure sewer gravity flow. Staff is recommending that a revised sewer plan be submitted for review and approval prior to Preliminary Plat approval.

Street Improvements: Skyline Drive, a 100 foot wide right-of-way with an approximate 24 foot wide paved surface, is located along the west lot line of the subject property. Currently, curb, gutter, street light conduit, sidewalks and dry sewer and water have not been constructed along this section of Skyline Drive. Skyline Drive is classified as a collector road requiring a minimum pavement width of 32 feet. As previously indicated, the applicant has

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submitted a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, water, sewer, street light conduit, sidewalks and the requirement to widen the pavement. Prior to Preliminary Plat approval by the City Council, the road construction plans must be revised to meet the minimum design standards as required by the Street Design Criteria Manual or the Subdivision Regulations Variance must be obtained.

In addition, the plat identifies Sunrise Drive, a proposed 49 foot wide right-of-way with a 24 foot wide paved surface, being extended south from Skyline Drive to serve as access to the proposed lots. The Engineering Division has indicated that pavement design for the proposed road must be submitted incorporating geotechnical evaluation(s). In addition, the Engineering Division has indicated that an overhead electric line is located extending north to south through the subject property. The utility line appears to be in close alignment to Sunrise Drive. The location of the existing utility line must be shown on the construction plans. If the utility line is to be relocated, then the relocated area must also be shown. In addition, the plat must be revised to show existing and proposed utility easement(s) for the overhead electric line. On June 18, 2002, the applicant submitted a revised site plan in conjunction with the associated Initial and Final Planned Residential Development. The revised site plan shows the relocation of the proposed interior road to the east of its original location in order to provide additional rear yard setback(s) along Skyline Drive. As such, staff is recommending that revised road construction plans for the relocated interior road be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission.

The plat also identifies the dedication of approximately 300 feet of Flormann Street within a 50 foot wide right-of-way. The proposed street is located 150 feet north of the subject property, extending east from Skyline Drive. The proposed extension will be the final tie connecting Flormann Street right-of-way between Skyline Drive and Mount Rushmore Road. Currently, Flormann Street is constructed with a 24 foot wide paved surface within the proposed 50 foot right-of-way with a sidewalk along the north side of the street and curb, gutter and water. The Engineering Division has indicated that Flormann Street was not constructed per the previously reviewed and approved construction plans. The Engineering Division has indicated that Flormann Street must be revised to comply with the previously approved plans or a Variance to the Subdivision Regulations must be obtained.

The Engineering Division has also indicated that a sight distance evaluation is required for the Sunrise Drive/Skyline Drive intersection. In addition, the Engineering Division has indicated that speed limit and/or advisory signs must be posted as required. The Engineering Division has also indicated that road improvements may be necessary along the intersection depending upon the site distance evaluation. Staff is recommending that the site distance evaluation be submitted for review and approval prior to Preliminary Plat approval and that the road construction plans be revised accordingly. On June 18, 2002, the applicant submitted a site distance evaluation for the above referenced intersection. Staff is currently reviewing the information and will notify the Planning Commission at the July 25, 2002 Planning Commission meeting if the approach location must be adjusted and/or if additional site distance information must be submitted for review and approval.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be

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installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Lot Configuration: The Subdivision Regulations state that “for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width”. The proposed plat identifies that nine of the lots have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that the proposed road name, Sunrise Drive, must be changed. Currently, several streets in and around Rapid City have the word “Sun” in the road name. Prior to Final Plat approval, an alternate road name must be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat must be revised accordingly. On June 18, 2002, the applicant submitted a revised plat document showing the proposed road name as “See Forever Court”. The Emergency Services Communication Center has reviewed and approved the proposed road name.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.