

STAFF REPORT

July 5, 2001

No. 01PL051 - Layout Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	Holly Brenneise
REQUEST	No. 01PL051 - Layout Plat
LEGAL DESCRIPTION	Lot 11 of Sherman Tract in Block B of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.15 Acres
LOCATION	Approximately 300 feet north of the intersection of Hillsview Drive and Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (PRD)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat **be denied without prejudice.**

GENERAL COMMENTS: **(All changes are shown in bold). The Planning Commission continued this item to their July 5, 2001 Planning Commission meeting to allow time for the Staff and the applicant to meet to discuss the issues of the proposed development. Staff met with the applicant on June 25. After discussing all the development issues and the additional information that would be required, the applicant has concurred with the recommendation to deny this Layout Plat without prejudice.**

The applicant is proposing a five lot subdivision on a 2.15 acres parcel located to the southeast of the Hillsview condominiums. The property includes the southern extent of a ridge that separates the Yucca Drive neighborhood from the Hillsview Drive neighborhood. The applicant is proposing access to the property via a section line highway from Hillsview Drive. The street would be located on the south side of the Hillsview condominiums. The property features include very steep, forested side slopes with a open grass top to the ridge. There are two existing single family residences that are located to the north of the property that are accessed from a private access easement.

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

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considerations:

The access to the property is via a section line highway and a public access easement that was part of the Hillsvieview Condominium development. Due to the terrain of the property, the applicant has proposed an access with a 12 percent grade, the maximum allowable grade per the Street Design Criteria Manual, for the proposed street. However, the preliminary design does not take into account a landing area for the intersection with Hillsvieview Drive. A minimum of a fifty foot landing area with a maximum grade of 5 percent is required at the intersection. Also, the street design includes a very tight curve as part of the proposed street design. Both the Fire Department and the Engineering Division staff have serious concerns whether the radius of this curve meets minimum standards. The western portion of the street is located on a very steep side slope. Extensive retaining walls would be needed as part of the street design. Staff has very serious concerns whether the construction of the street is feasible. Also, there are four residences located on the west side of the property directly below the proposed street. Staff is very concerned with the stability of the hillside and the possible impacts on the neighboring residences.

Staff is recommending that the request be continued to the July 5, 2001 Planning Commission meeting to allow time for Staff and the applicant to meet to discuss these issues. Staff may request that additional engineering information be provided, including; preliminary road design, preliminary grading and drainage information, and preliminary geotechnical evaluation before making a recommendation on the Layout Plat. This information is not normally part of a Layout Plat submittal, but without this information, Staff can not support approval of the Layout Plat.