

STAFF REPORT

November 21, 2002

No. 02VE017 - Vacation of Note on Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Wyss Associates, Inc.
REQUEST	No. 02VE017 - Vacation of Note on Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 7 of Block 1, Skyline Pines Subdivision, located in the E1/2 of the SE1/4 of Section 10, the SE1/4 of the SW1/4 and the W1/2 of the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 46.53 acres
LOCATION	In the 2600 to 3300 block of Skyline Drive
EXISTING ZONING	Park Forest/Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Development/Park Forest
South:	Park Forest District
East:	Park Forest District
West:	Low Density Residential District w/Planned Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/15/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council approve a "Resolution of Modification of Note on Plat" to read, "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department."

GENERAL COMMENTS:

The applicant is proposing to vacate a note on platted property which is legally described as Lots 1 thru 7 of Block 1, Skyline Pines Subdivision located in the E1/2 of the SE1/4 of Section 10, the SE1/4 of the SW1/4 and the W1/2 of the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. The applicant is requesting to vacate the note on all pages of the original Plat document on which it appears.

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The plat note in question reads as follows:

“Buildings on any lots having driveways exceeding 15% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department.”

STAFF REVIEW:

An application to vacate a plat note was submitted by the applicant on October 15, 2002. The Rapid City Fire Department is opposed to the vacation of plat note. The Uniform Fire Code states that when access roads cannot be installed due to location of property, topography, waterways, non-negotiable grades, or similar conditions, the Fire Chief is authorized to require additional fire protection as specified in Section 1001.9 Special Hazards.

According to the City Street Design Criteria Manual, the maximum driveway grade shall not exceed 16 percent. This criterion, in conjunction with other driveway specifications, provides the proper driveway design to support safe ingress and egress for vehicles, including large fire apparatus.

The Fire Department indicated that it could support a revised note which would take into consideration the aforementioned concerns. Based on the information referenced above, Staff can support the revised note as recommended by the Fire Department.