

STAFF REPORT

May 25, 2000

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**PLAT #00PL039 - Preliminary and Final Plat**

**ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for BGW Development Co. LLC
REQUEST	<b>PLAT #00PL039 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 1-11, Block 1, Lots 1-19, Block 2, Lots 1-7, Block 3, Lots 1-3, Block 4 and Lot 1, Block 7, Red Rock Canyon Estates, Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 360 Acres
LOCATION	north and east of Countryside Subdivision
EXISTING ZONING	Suburban Residential w/ PRD
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Suburban Residential w/ PRD (County)
East:	Suburban Residential w/ PRD (County)
West:	General Agriculture (County)
PUBLIC UTILITIES	City sewer and community water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final be continued to the June 8, 2000 Planning Commission Meeting to allow the applicant additional time to submit a detailed utility master plan, a complete grading plan, geology and/or geotechnical evaluations, a detailed major drainage plan, and estimates of average daily trips and peak hour trips at the intersection of the proposed right-of-way and Sheridan Lake Road.

GENERAL COMMENTS: The proposed development is located off of Sheridan Lake Road north of the existing Countryside Subdivision. The 360 acre parcel is part of the approved Countryside Planned Unit Development in Pennington County. The property proposed for development is currently undeveloped with the exception of an existing single family home. On January 17, 2000, the City Council approved Layout Plat #99PL132, Falcon Ridge Subdivision, that presented two alternative development scenarios. The first alternative called for the development of 280 single family units, 80 multi-family units, and an eighteen hole golf course. The second alternative identified the development of 480 single family units, 160 multi-family units, and open space in lieu of the golf course. On January 17, 2000, the City Council also approved Layout Plat #99PL130, Hamm Ranch Subdivision, as a companion item to Layout Plat #99PL132. Layout Plat #99PL130 identified the creation of two lots and a 66 foot right

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public right-of-way extending off Sheridan Lake Road to the proposed residential subdivision. The public right-of-way will serve as the principal access into the 360 acre property.

The applicant has recently submitted Preliminary and Final Plat #00PL039, Red Rock Canyon Estates, to create 62 lots, a 66 foot wide public right-of-way extending from Sheridan Lake Road and a portion of the proposed golf course. Through this plat, the applicant has changed the name of the two previously proposed subdivisions, Falcon Ridge Subdivision and Hamm Ranch Subdivision, to Red Rock Canyon Estates. The plat identifies the proposed 62 lot residential subdivision to be developed in two phases. Preliminary and Final Plat approval is being requested for Phase One. Phase One consists of Lots 1 thru 11, Block 1, Lots 1 thru 19, Block 2, Lots 1 thru 7, Block 3, Lots 1 thru 3, Block 4 and Lot 1, Block 7 for a total of 41 lots. Preliminary Plat approval is being requested for Phase Two. Phase Two consists of Lots 8 thru 19, Block 3, Lots 1 thru 6, Block 5 and Lots 1 thru 3, Block 6 for a total of 21 lots.

STAFF REVIEW: To date, several of the conditions of Layout Plat #99PL130, Hamm Ranch Subdivision, and #99PL132, Falcon Ridge Subdivision, have not been met. Specifically, the applicant has not submitted the following information as required by Layout Plat approval; 1) a detailed utility master plan, 2) a complete grading plan, 3) geology and/or geotechnical evaluations, 4) a detailed major drainage plan; and, 5) estimates of average daily trips and peak hour trips at the intersection of the proposed right-of-way and Sheridan Lake Road. Staff is recommending that Preliminary and Final Plat #00PL039 for Red Rock Canyon Estates be continued to the June 8, 2000 Planning Commission Meeting to allow the applicant additional time to submit the required information.

The applicant is currently negotiating with the City of Rapid City to extend City sewer and water to the proposed property. The negotiations include creating an Infrastructure Development Partnership Fund loan with the City. The Infrastructure Development Partnership Fund Committee has recommended that the property be annexed into the City limits of Rapid City as a condition of the loan agreement. The Engineering Division has indicated that the source of water and wastewater must be identified on the detailed utility master plan for their review and approval upon Preliminary Plat submittal.

In addition, the Layout Plat identified that a second public access road must be developed and constructed to City Standards prior to the platting of more than forty lots or the development of forty dwelling units. The proposed Plat identifies forty one lots with one public access road extending from Sheridan Lake Road. The applicant is aware that the proposed number of lots must be reduced to forty lots or that a second public access road must be platted at this time.

