

STAFF REPORT

February 8, 2001

PLAT #00PL128 - Preliminary & Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	PLAT #00PL128 - Preliminary & Final Plat
LEGAL DESCRIPTION	Lots 1-4, Block 6, of Red Rock Estates Phase 1A located in the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.652
LOCATION	North of Sheridan Lake Road
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary & Final Plat be continued to the **February 22**, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create four residential lots to be known as Lots 1 thru 4, Block 6 of Red Rock Estates. On January 17, 2000, the City Council approved Layout Plat #99PL132 that presented two alternative development scenarios for Red Rock Estates. 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 September 18, 2000, the City Council approved Preliminary and Final Plat #00PL039 to create 36 single family residential lots, a 66 foot wide public right-of-way extending from Sheridan Lake Road and a detention pond to handle existing drainage and drainage generated by the proposed development. The Master Plan, approved in conjunction with Preliminary and Final Plat #00PL039, identifies that the golf course remains a viable option within the development.

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The applicant has indicated that the plat is being proposed as Phase 1A of the Red Rock Estates Subdivision. However, the Master Plan identifies the subject property as Phase Two of the development and, as such, will be reviewed as Phase Two.

The property is located off of Sheridan Lake Road north of the existing Countryside North Subdivision and is currently void of any structural development.

STAFF REVIEW: This item was continued at the January 4 and the January 25, 2001 Planning Commission meetings to allow the applicant to submit additional information. This Staff Report has been revised as of 1/30/01. All revised or added text is shown in bold print. During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward.

Zoning: The property was recently annexed into the City limits of Rapid City and rezoned from No Use District to Low Density Residential District. The applicant has indicated that the four proposed lots will eventually be split to create eight townhome lots. Prior to a Final Plat being approved to create the eight townhome lots, an Initial and Final Planned Residential Development must be approved to allow the townhome use in the Low Density Residential District.

Road Design Plans: The Master Plan identifies a connector road to be constructed in future phases of the development along the northern portion of the property. The connector road will serve as a second access road to Phases Eight and Nine of the development eliminating more than forty lots or forty dwelling units from being served by one access road. A commitment to the actual road location has not been identified. During the review of Preliminary and Final Plat #00PL039, the Engineering Division voiced concern that the future road construction may interfere with the lift station to be constructed in the northern portion of the property. As such, the plat was approved with the stipulation that... "Prior to Final Plat approval of Phase Two, the connector road location along the northern area of the property shall be identified and road construction plans shall be submitted for review and approval. Any interference created by the road with the proposed lift station requiring revisions to the lift station design or the relocation of the lift station shall be at the sole expense of the applicant. Alternately, the applicant may submit a revised Master Plan revising the subdivision layout to show cul-de-sacs in compliance with the maximum length requirements as established by the Street Design Criteria Manual. In addition no more than forty dwelling units shall be allowed with a single point of access. Access shall be shown to adjacent property". **To date, the road design plans for the connector road have not been submitted nor has a revised Master Plan been submitted for review and approval. Staff is recommending that the proposed plat be continued until such time as the required information is submitted for review and approval.**

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Drainage: The Master Plan identifies a second detention pond to be located in the northern portion of the property. **To date, a drainage study in accordance with the Red Rock Canyon Drainage Basin Plan has not been completed.** Preliminary and Final Plat #00PL039 was approved contingent upon a complete drainage plan being submitted for review and approval prior to Final Plat approval of Phase Two. The plan must address upstream flows and outlet flows per the Red Rock Canyon Drainage Basin Plan. Prior to approval of any additional phases, an agreement shall be entered into relative to the City and the applicant's responsibility for any required improvements. A portion of the detention pond and the proposed road to be located north of the detention pond are located within the section line right-of-way. The adjacent property is located in Pennington County, outside of the incorporated City limits of Rapid City. As such, a portion of the proposed road is located within that portion of the section line located in Pennington County. Prior to construction and/or development within the section line right-of-way, the County Board of Commissioners must review and approve the request. **Staff is recommending that the proposed plat be continued until a complete drainage plan is submitted for review and approval.**

Water and Sewer: The applicant has obtained approval of an Infrastructure Development Partnership Fund loan from the City for the extension of City sewer and water to the property. City sewer will be extended down Sheridan Lake Road to a lift station located in the northern portion of the proposed development. City water will be extended from Wildwood Subdivision to a community water tower located along the western edge of the development and back to a booster station located in Phase One. The community water tower will be constructed to serve future phases of the development but is not included in this plat review.

A condition of the Infrastructure Development Partnership Fund loan agreement stipulates that the developer shall repay a portion of the loan upon each Final Plat approval. The repayment of the principal and accrued interest shall be prorated based upon the number of lots then receiving Final Plat approval in relation to the total number of lots to be platted in the entire development. The developer is obligated to repay the City the entire balance of the loan when the Final Plat is approved for the last phase of the project or ten years from the date of substantial completion of the infrastructure construction project, whichever occurs first. Prior to Final Plat approval, the applicant must repay that portion of the loan as required by the loan agreement.

In order to insure that lots will not be developed prior to the extension of City sewer and water, staff is recommending that the applicant enter into an agreement with the City that precludes the issuance of a building permit until such time as a Contractor's Bid has been awarded and a Notice to Proceed has been granted. In addition, staff recommends that the agreement stipulate that a Certificate of Occupancy shall not be issued until such time as the water and sewer lines are extended to the individual lot(s). This agreement is similar to the agreement entered into with the City for Phase One of the development.

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Submittal Deadline: Staff is recommending that the Preliminary and Final Plat be continued to the **February 22, 2001** Planning Commission meeting to allow the applicant additional time to submit the information as identified. In order to be considered at the **February 22, 2001** Planning Commission meeting, the information must be submitted by **February 9, 2001**.