

# STAFF REPORT

April 5, 2001

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**No. 01PL021 - Preliminary and Final Plat**

**ITEM 26**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01PL021 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 4-16, Block 3, Lots 2-3, Block 4; Lots 1-6, Block 7; Lots 1-3, Block 8; and dedicated streets, Red Rock Estates Subdivision - Phase II, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0981 Acres
LOCATION	At the current northern terminus of Meadowlark Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (County)
East:	Low Density Residential District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide approximately 20 acres to create a 24 residential lot development. The applicant has indicated that the plat is being proposed as Phase II of the Red Rock Estates Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide as a companion item to the proposed plat. (See item #01SV008.)

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

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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.

The City is currently reviewing Preliminary and Final Plat #00PL128 to create a four lot residential development located at the northern terminus of Muirfield Drive. The applicant has indicated that the lots will eventually be split to create eight townhome lots.

The subject property is located at the northern terminus of MeadowLark Drive, directly north of Countryside North Subdivision and is currently void of any structural development.

STAFF REVIEW: 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.

Master Plan: The Master Plan submitted with Phase One of the Red Rock Estates Subdivision, Preliminary and Final Plat #00PL039, identified a connector road to be constructed in future phases of the development along the northern portion of the property. During the plat review, 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".

During the review of Preliminary and Final Plat #00PL128 to create four lots along Muirfield Drive, the applicant submitted a revised Master Plan. Staff voiced concern with several aspects of the revised plan. Thirteen lots are shown to be accessed from a minor arterial road located along the east lot line of the subject property. The minor arterial road will serve as a high volume traffic corridor. As such, direct access onto the roadway from the proposed lots is undesirable. In addition, the alignment of the minor arterial road as it extends north does not conform to the Major Street Plan. The previously proposed connector road located along the northern portion of the development has been removed from the plan. In lieu of the connector road, a 1,700 foot cul-de-sac is being proposed. On March 14, 2001, the applicant and the owners of the subject property met with staff to discuss these issues. As a result of the meeting, the plat was approved with the stipulation that "prior to any additional platting, a revised Master Plan shall be submitted for review and approval. In particular, the revised Master Plan shall address the alignment of the proposed minor arterial road located along the east lot line, the length of the proposed cul-de-sac(s) and identify the proposed collector road(s) within the development".

The applicant has expressed his opinion that an east-west collector road through the

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proposed development as shown on the Major Street Plan is not necessary. In order for the collector road to be waived, the applicant would need to submit a request to revise the Major Street Plan eliminating an east-west collector road through the subject property. Technical information, including a traffic analysis from a Traffic Engineer, should be submitted for review and approval to substantiate the applicant's belief that the collector road is not warranted. As the Major Street Plan must be amended as identified or a revised Master Plan must be submitted showing an east-west collector road through the development.

On or about March 20, 2001, the Fire Department met with the owners to discuss two (2) different versions of a "Revised Master Plan". The Fire Department indicated that they continue to have concerns with the length of the proposed cul-de-sacs because the property is located in a high to moderate wildfire hazard area. Until a final version of the "Revised Master Plan" is submitted, staff can not accurately review the plan. As such, staff is recommending that the revised Master Plan be submitted for review and approval prior to Planning Commission approval of the Preliminary Plat. In addition to addressing the collector road issue as identified, the Master Plan must address the alignment of the proposed minor arterial road located along the east lot line and the length of the proposed cul-de-sac(s).

Drainage: The proposed Master Plan(s) identifies a second detention pond to be located in the northern portion of the property. 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. Since Preliminary and Final Plat #00PL128, shown as Phase IV on the original Master Plan, was submitted prior to Phase II, staff reviewed the plat as Phase II. As such, the applicant submitted a drainage study as a part of the plat review for the four townhome lots. To date, the plat has not been approved pending revisions to the drainage plan. In particular, the Engineering Division has indicated that the revised drainage plan must account for all of the area within the proposed development as well as off-site contributory areas. In addition, 100 year flows must be used to determine channel designs. The drainage plan must also include an evaluation of the effect of storm drainage on the Countryside Subdivision. The Engineering Division has also indicated that calculations must be provided and the inundation limits for all drainage easements must be shown, especially along the south side of the subject property and along the Countryside North Subdivision. The drainage plan must also provide inlet and storm sewer designs, provide lined channels for super-critical flows, provide geotechnical field evaluation and foundation recommendation for all lots on fill. In addition, all red line corrections must be shown on the revised drainage plan.

A stipulation of approval of Preliminary and Final Plat #00PL128 states that "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". As such, prior to Final Plat approval of this plat, the agreement must be entered into as required.

A portion of the detention pond is located within the section line right-of-way. The adjacent property is located in Pennington County, outside of the incorporated City limits of Rapid

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City. Prior to construction and/or development within the section line right-of-way, the County Board of Commissioners must review and approve the request.

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 Engineering Division has indicated that the proposed development requires that the tower and booster station be constructed as a part of this plat approval. In addition, a current utility master plan for the entire development identifying the correct phases of construction must be submitted for review and approval. Staff is recommending that the water improvements and a revised utility plan as identified be submitted for review and approval prior to Planning Commission approval of the Preliminary Plat.

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.

Lot Configuration: The Subdivision Regulations states 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 twelve of the lots will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

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Recommendation: Based on the above identified issues and concerns, staff is recommending that the Preliminary and Final Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant time to address these matters.