

STAFF REPORT

January 24, 2002

No. 01PL122 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01PL122 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Formerly a portion of Tract 1 of the Red Ridge Ranch and the unplatted portion of SW1/4 and the unplatted portion of NW1/4 and the unplatted portion of the W1/2 NE1/4 all in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7-9, Block 7 and Lots 4-6, Block 8 and Lot 1, Block 9 and Lot 1, Block 10 and Lots 1-38, Block 11 and Lots 1-13, Block 12 and Lots 1-5, Block 13 and Lots 1-6, Block 14 and Lot P and Outlot G and dedicated streets, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 78.59 acres
LOCATION	West of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be **approved with the following stipulations:**

Engineering Division Recommendations:

1. **Prior to City Council approval of the Preliminary Plat, revised construction plans and design reports for the required subdivision improvements shall be submitted and the red lined initial submittal documents returned. No construction of improvements shall be initiated prior to approval of the**

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- construction plans;
2. Prior to City Council approval of the Preliminary Plat, a revised sewer plan shall be submitted for review and approval. In particular, the revised plan shall address the sewer basin service area and sewer main sizing. In addition, revisions to the master sewer plan shall be submitted for review and approval showing the sewer system layout and the future extensions to the north, west, east and south of the subject property;
 3. Prior to City Council approval of the Final Plat, a utility easement shall be recorded at the Register of Deed's Office granting a utility easement for the sewer line. In particular, the utility easement shall include that portion of the sewer line to be located on the unplatted balance of the property. In addition, an access easement shall be recorded at the Register of Deed's Office to allow access to the sewer line;
 4. Prior to City Council approval of the Preliminary Plat, revisions to the master water plan shall be submitted for review and approval showing the water system layout including the transmission main extending to Sheridan Lake Road and the proposed upper storage reservoir.
 5. Prior to City Council approval of the Final Plat, a utility easement shall be recorded at the Register of Deed's Office to allow a reservoir to be located in the southwest corner of the subject property. In addition, a utility easement shall be recorded at the Register of Deed's Office for the future water transmission line from the Red Rock Estates to Sheridan Lake Road and to the proposed upper storage reservoir lot. A utility easement shall also be recorded for the site of the future upper storage reservoir.
 6. Prior to City Council approval of the Preliminary Plat, calculations, reports and/or other information to document the extent of necessary drainage improvements, including detention facilities, necessary to manage storm runoff from the subdivision shall be submitted for review and approval. In addition, a drainage plan addressing the design of all drainage components shall be submitted for review and approval;

Fire Department Recommendation:

7. A Special Exception shall hereby be granted to allow a 750 foot and a 900 foot long cul-de-sac, respectively, in lieu of the maximum 500 foot long cul-de-sac length required by the Street Design Criteria Manual with the stipulation that prior to City Council approval of the Final Plat, the applicant shall enter into a covenant (with the City) running with the property requiring that all residence(s) located beyond 500 feet to be sprinkled;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement;
9. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted for review and approval; and,

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10. **Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.**

GENERAL COMMENTS: **This item has been continued from the January 10, 2001 Planning Commission meeting. This Staff Report has been revised as of January 15, 2002. All revised or added text is shown in bold text.** The applicant has submitted a Preliminary and Final Plat to subdivide approximately 79 acres into 72 residential lots. The applicant has indicated that the plat is being proposed as Phase III 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 # 01SV036.)

The subject property is located at the western terminus of Muirfield Drive and is currently void of any structural development.

STAFF REVIEW: During the review of the Preliminary and Final Plat, staff identified the following considerations:

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 seven of the lots have a length twice the distance of the width. As previously indicted, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Final Plat approval, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Cul-de-sac Length: The Street Design Criteria Manual states that in moderate to high fire hazard areas, cul-de-sacs shall not exceed 500 feet in length. The Fire Department has indicated that the subject property is located in a moderate to high fire hazard area. The proposed plat identifies Carnoustie Court and Maidstone Court as a 900 foot and a 750 foot long cul-de-sac, respectively. **On January 14, 2002, the applicant submitted a Special Exception request to allow a 750 foot and a 900 foot long cul-de-sac, respectively. The Fire Department has indicated that the topographic constraints within this area of the subject property may support the need to allow cul-de-sacs in excess of 500 feet. As such, the Fire Department has indicated that a Special Exception may be supported as identified with the stipulation that the applicant enters into covenants (with the City) running with the property requiring that all residences located beyond 500 feet to be sprinkled.**

Section Line Highway: A section line highway is located along the west lot line of the subject property. Prior to City Council approval, the section line highway must be improved to City street standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements; or the section line highway must be vacated. The west half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated

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or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated requiring that the adjacent property owner sign a vacation of section line highway document. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified. **On January 15, 2002, the applicant submitted a revised plat eliminating the lots located along the section line highway. In addition, a revised Master Plan was submitted identifying that the lots will be platted in a future phase of the development.**

Drainage: Currently, a detention pond is located in the southern portion of the subject property. The Red Rock Estates Master Plan identifies a second detention pond to be located in the northern portion of the property. The applicant has indicated that the second detention pond does not need to be constructed at this time. **The Engineering Division has indicated that prior to City Council approval of the Preliminary Plat, a revised drainage plan must be submitted for review and approval. In particular, an interim drainage plan must be provided since the Red Rock Drainage Basin Detention 101 cell is not proposed as a part of this phase of the development.**

Water: The Engineering Division's preliminary review identifies that adequate water pressure may not be available to the subject property. **On January 14, 2002, water pressure and water flow tests were performed on the existing water system within the development. The Fire Department has indicated that the water flows are adequate to meet the minimum fire flow protection requirements. The Engineering Division has indicated that the water pressure is marginal to meet the residential needs for the existing development within the Red Rock Estates Subdivision and for this additional phase. The Engineering Division has indicated that during peak hour usage, low pressures will be experienced until the reservoir is constructed within the southwest corner of the subject property and until the second reservoir, to be located further west along Sheridan Lake Road, is constructed. The applicant has submitted a preliminary study for the Red Rock High Pressure Zone. In order to insure adequate water pressure and fire flows for future phases of the development, the Engineering Division is recommending that revisions to the master water plan be submitted for review and approval prior to City Council approval of the Preliminary Plat showing the water system layout including the transmission main extending to Sheridan Lake Road and the proposed upper storage reservoir. The Engineering Division has also indicated that sizing calculations for water mains to be extended west, east, south and north of the development, to the Salvador Ranch area and to property owned by Leo Hamm located east of the subject property, must be submitted for review and approval. The Red Rock High Pressure Zone study must also be revised accordingly. In addition, the Engineering Division has indicated that prior to City Council approval of the Final Plat, a utility easement must be recorded at the Register of Deed's Office to allow the reservoir to be located in the southwest corner of the subject property. A utility easement must also be recorded at the Register of Deed's Office for the future water transmission line from the Red Rock Estates to Sheridan Lake Road and to the proposed upper storage lot. A utility easement must also be recorded for the future site of the upper storage reservoir.**

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Sewer: The Engineering Division has indicated that prior to City Council approval of the Preliminary Plat, a revised sewer plan must be submitted for review and approval. In particular, the revised plan must address the sewer basin service area and sewer main sizing. In addition, revisions to the master sewer plan must be submitted for review and approval showing the sewer system layout and the future extensions to the north, west and east of the subject property.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.