

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL035 - Layout Plat
EXISTING LEGAL DESCRIPTION	E1/2 of NE1/4 of Section 29, W1/2 of NW1/4 of Section 28, and a portion of N1/2 of NE1/4 of SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 acres
LOCATION	North of Red Rock Estates
EXISTING ZONING	Low Density Residential District/General Agriculture District/Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Low Density Residential District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/12/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the existing detention facility is adequately sized to accommodate run-off from the proposed development or additional detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, sanitary sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the sewer plans shall identify that the capacity of the existing lift station, located in the Red Rock Estates development, is sized to handle the additional flows generated from the proposed development. The sewer

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

plans shall also identify the size of the proposed lift station to be located on the subject property in order to insure that the lift station can handle the potential serve areas located north of the site. The sewer plan shall also verify that the sizing of the Sheridan Lake Road sanitary sewer accounted for transporting flows from the area of the proposed development;

4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines shall be submitted for review or a Variance to the Subdivision Regulations shall be obtained. The water plans shall identify water flow availability under current conditions with peak day and peak hour demands. In addition, the water plans shall identify the water availability from the proposed Red Rock reservoir and the proposed Stoney Creek well/booster in order to identify any phasing coordination needed between the proposed densities and the water improvements;
5. Upon submittal of a Preliminary Plat application, construction plans for the east-west collector street from Muirfield Drive to Dunsmore Road shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the intersection of Muirfield Drive and the east-west collector street shall be reconstructed to create Muirfield Drive in a "T" design with the east-west collector street. The reconstruction of the intersection shall be at the sole expense of the applicant as per a stipulation of approval for Phase One of the Red Rock Estates Subdivision;
6. Upon submittal of a Preliminary Plat application, construction plans for Dunsmore Road extending north from Sheridan Lake Road a distance of 800 feet and a north-south arterial street as shown on the applicant's site plan shall be submitted for review and approval. In particular, the construction plans shall show the streets located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the north-south arterial shall be relocated to align with the street location as identified on the City's Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating the street as shown on the Layout Plat;
7. Upon submittal of a Preliminary Plat application, construction plans for the collector street extending from Dunsmore Road east to the arterial street and the east-west collector street located along the north lot line shall be submitted for review and approval. In particular, the construction plans shall show the streets located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the collector street located between Dunsmore Road and the arterial street shall be relocated to align with the street location as identified on the City's Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan shall be obtained relocating the street as shown on the Layout Plat;
8. Upon submittal of the Preliminary Plat application, the plat document shall be revised to show a north-south collector street through the subject property as per the Major Street Plan or a Comprehensive Plan Amendment to revise the Major Street Plan shall be approved. In addition, construction plans for the collector street shall be submitted for

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

- review and approval. In particular, the construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
9. Upon submittal of the Preliminary Plat application, construction plans for the balance of the streets serving twenty or more lots shall be submitted for review and approval identifying that the streets shall be constructed to sub-collector street standards. In particular, the streets shall be located in a minimum 52 foot wide rights-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 10. Upon submittal of the Preliminary Plat application, construction plans for the balance of the streets serving less than twenty lots shall be submitted for review and approval identifying that the streets shall be constructed to lane place street standards. In particular, the streets shall be located in a minimum 49 foot wide rights-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
 11. Upon submittal of the Preliminary Plat application, construction plans for the cul-de-sac bulbs shall be submitted for review and approval. In particular, the cul-de-sac bulbs shall be located in a minimum 110 foot wide diameter right-of-way and constructed with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 12. Upon submittal of the Preliminary Plat application, the plat document shall show the dedication of the rights-of-way located on the adjacent properties as shown on the Layout Plat or the rights-of-way shall be dedicated as a part of a separate platting proposal. Either Way, the entire rights-of-way shall be dedicated at the same time or a Variance to the Subdivision Regulations shall be obtained to allow platting only half of a right-of-way;
 13. Upon submittal of the Preliminary Plat application, a complete traffic analysis by a Traffic Engineer, to include average daily trips and peak hour trips at the intersection of the proposed section line road and Sheridan Lake Road as well as the intersection at the Muirfield Drive and Sheridan Lake Road and signal evaluation, shall be submitted for review and approval. Any revisions or reconstruction of the Muirfield Drive-Sheridan Lake Road intersection as so warranted by the comprehensive traffic analysis shall be at the sole expense of the applicant as per a stipulation of approval for Phase One of the Red Rock Estates Subdivision;
 14. Upon submittal of the Preliminary Plat application, a Phasing Plan for the proposed development shall be submitted for review and approval. In addition, the Phasing Plan shall identify that no more than forty dwelling units shall have one point of access or a Special Exception to allow more than 40 dwelling units with one point of access shall be obtained;
 15. Upon submittal of the Preliminary Plat application, a utility master plan shall be submitted for review and approval. In particular, the utility plan shall provide for the extension of public and private utilities through the subject property as well as to adjacent properties. In addition, the applicant shall work with Black Hills Power and Black Hills Electric Cooperative to clarify the service boundary location between the two utility companies;

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

16. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
17. Upon submittal of a Preliminary Plat application, proposed street names shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
18. Upon submittal of a Preliminary Plat application, details of the proposed park shall be submitted for review and approval to the Department of Parks and Recreation;
19. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
20. Prior to Preliminary Plat approval by the City Council, a 1,400 foot long north-south section line highway and a 400 foot long east-west section line highway shall be improved to City Street Design standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highways shall be vacated;
21. Prior to Preliminary Plat approval by the City Council, a Special Exception shall be obtained to allow a 1,100 foot long cul-de-sac without an intermediate turnaround every 600 feet as per the Street Design Criteria Manual or the plat document shall be revised accordingly;
22. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
23. Prior to Preliminary Plat approval by the City Council, that portion of the subject property located outside of the City limits shall be annexed into the City limits;
24. Prior to the construction of a utility sub-station, a community well or a lift station, a Conditional Use Permit and/or a SDCL 11-6-19 Review shall be obtained depending upon ownership of the property and/or improvement;
25. Prior to submittal of a Final Plat application, the applicant shall submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names; and,
26. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide five properties into a 294 lot residential development, leaving five unplatted and/or non-transferable balances. The property is to be known as Red Rock Meadows and is located directly east of the Red Rock Estates Subdivision. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Annexation: In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. A portion of the subject property is located adjacent to the City limits and as such must be annexed as a part of this plat action. Staff is recommending that prior to Preliminary Plat approval by the City Council, that portion of the subject property located outside of the City limits shall be annexed into the City limits.

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 22 of the lots have a length twice the distance of the width. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained as identified or the plat must be revised to comply with the length to width requirement.

Drainage: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the existing detention facility is adequately sized to accommodate run-off from the proposed development or additional detention shall be provided. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as necessary.

Sewer: Staff has noted that sanitary sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. In addition, the sewer plans must identify that the capacity of the existing lift station, located in the Red Rock Estates development, is sized to handle the additional flows generated from the proposed development. The sewer plans must also identify the size of the proposed lift station to be located on the subject property in order to insure that the lift station can handle the potential serve areas located north of the site. The sewer plan must also verify that the sizing of the Sheridan Lake Road sanitary sewer accounted for transporting flows from the area of the proposed development. Staff is recommending upon submittal of a Preliminary Plat application, sewer plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Water: Staff has noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains and service lines must be submitted for review. The water plans must identify water flow availability under current conditions with peak day and

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

peak hour demands. In addition, the water plans must identify the water availability from the proposed Red Rock reservoir and the proposed Stoney Creek well/booster in order to identify any phasing coordination needed between the proposed densities and the water improvements. Staff is recommending upon submittal of a Preliminary Plat application, water plans be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Utility Improvements: The Layout Plat identifies a well site, a utility site and a lift station site. Prior to the construction of a public and/or private utility, a Conditional Use Permit and/or a SDCL 11-6-19 Review must be obtained depending upon ownership of the property and/or improvement.

Fire Department: The Fire Department has indicated that fire hydrants with a minimum 1,000 gallons per minute at 20 psi fire flow or 1,500 gallons per minute at 20 psi fire flow depending upon the size of the structure, must be installed and operational prior to issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with building construction. In addition, the Fire Department has indicated that residential structure must be sprinklered if one street is allowed to serve as exclusive access to more than 40 units. Staff is recommending that the construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Muirfield Drive/Dunsmore Road: Upon submittal of a Preliminary Plat application, construction plans for the east-west collector street from Muirfield Drive to Dunsmore Road must be submitted for review and approval. In particular, the construction plans must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the intersection of Muirfield Drive and the east-west collector street must be reconstructed to create Muirfield Drive in a "T" design with the east-west collector street. The reconstruction of the intersection must be at the sole expense of the applicant as per a stipulation of approval for Phase One of the Red Rock Estates Subdivision. The stipulation also identifies that the reconstruction must be completed prior to any development east of Phase Four or Fairway No. 6. The subject property is located east of this area requiring the reconstruction as a part of this plat action. (See file #00PL039.)

Dunsmore Road/Sheridan Lake Road: Upon submittal of a Preliminary Plat application, construction plans for Dunsmore Road extending north from Sheridan Lake Road a distance of 800 feet and a north-south arterial street as shown on the applicant's site plan must be submitted for review and approval. The two street sections are identified as arterial streets on the City's Major Street Plan. As such, the construction plans must show the streets located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the north-south arterial must be relocated to align with the street location as identified on the City's Major

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

Street Plan or a Comprehensive Plan Amendment to the Major Street Plan must be obtained relocating the street as shown on the Layout Plat.

Collector Street(s): Upon submittal of a Preliminary Plat application, construction plans for the collector street extending from Dunsmore Road east to the arterial street and the east-west collector street located along the north lot line must be submitted for review and approval. The two street sections are identified as collector streets on the City's Major Street Plan. As such, the construction plans must show the streets located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the collector street located between Dunsmore Road and the arterial street must be relocated to align with the street location as identified on the City's Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan must be obtained relocating the street as shown on the Layout Plat.

Staff has also noted that upon submittal of the Preliminary Plat application, the plat document must be revised to show a north-south collector street through the eastern portion of the subject property as per the Major Street Plan or a Comprehensive Plan Amendment to revise the Major Street Plan must be approved. In addition, construction plans for the collector street must be submitted for review and approval. In particular, the construction plans must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Sub-collector Streets: Upon submittal of the Preliminary Plat application, construction plans for the balance of the streets serving twenty or more lots must be submitted for review and approval identifying that the streets will be constructed to sub-collector street standards. In particular, the streets must be located in a minimum 52 foot wide rights-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Collector Streets: Upon submittal of the Preliminary Plat application, construction plans for the balance of the streets serving less than twenty lots must be submitted for review and approval identifying that the streets will be constructed to lane place street standards. In particular, the streets must be located in a minimum 49 foot wide rights-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations must be obtained.

Cul-de-sac: Upon submittal of the Preliminary Plat application, construction plans for the cul-de-sac bulbs must be submitted for review and approval. In particular, the cul-de-sac bulbs must be located in a minimum 110 foot wide diameter right-of-way and constructed with a minimum 90 foot wide diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

The Layout Plat identifies an approximate 1,100 foot long cul-de-sac with no intermediate turnarounds located in the northwest corner of the subject property. The Street Design Criteria Manual states that an intermediate turnaround must be provided every 600 feet. As

STAFF REPORT
April 8, 2004

No. 04PL035 - Layout Plat

ITEM 4

such, prior to Preliminary Plat approval by the City Council, a Special Exception must be obtained to allow a 1,100 foot long cul-de-sac without an intermediate turnaround as identified or the plat document must be revised accordingly.

Section Line Highways: The Layout Plat identifies a east-west section line highway located along the north lot line and a north-south section line highway located in the western portion of the subject property. In addition, the Layout Plat identifies that a collector street will be constructed in a portion of the east-west section line highway and that a sub-collector street will be constructed in a portion of the north-south section line highway. Staff is recommending that prior to Preliminary Plat approval by the City Council, balance of the two section line highways be improved to City Street Design standards or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highways must be vacated.

Traffic Analysis: On September 18, 2000, the City Council approved a Preliminary and Final Plat to create 36 single family residential lots as Phase One of the Red Rock Estates Subdivision. A stipulation of approval required that "prior to any development east of Phase Four or Fairway No. 6, a complete traffic analysis by a Traffic Engineer, to include average daily trips and peak hour trips at the intersection of the proposed section line road and Sheridan Lake Road as well as the intersection at the Muirfield Drive and Sheridan Lake Road and signal evaluation, shall be submitted for review and approval. Any revisions or reconstruction of the Muirfield Drive-Sheridan Lake Road intersection as so warranted by the comprehensive traffic analysis shall be at the sole expense of the applicant". The subject property is located east of this area and, as such, staff is recommending that the traffic analysis be submitted for review and approval as identified upon submittal of a Preliminary Plat application. (See file #00PL039.)

Street Name: The Emergency Services Communication Center has indicated that street names must be submitted for review and approval. As such, staff is recommending that upon submittal of a Preliminary Plat application, the applicant submit proposed street names to the Emergency Services Communication Center for review and approval. In addition, the plat document must be revised to show the approved street name.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.