

STAFF REPORT
August 4, 2005

No. 05PL135 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05PL135 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NE1/4 N1/2 SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 6, Block 19; Lots 1 through 6, Block 20; Lots 1 through 39, Block 21; Lots 1 through 8, Block 22, Red Rock Estates and dedicated public right-of-way, located in the NE1/4 SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 79.93 acres
LOCATION	At the northwest corner of Muirfield Drive and Dunsmore Road
EXISTING ZONING	Low Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Low Density Residential District - General Agriculture District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/8/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the Planning Commission, design plans for the construction of Detention Cell #101 shall be submitted for review and approval and

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- completed as a part of the subdivision improvements or the Red Rock Drainage Basin Plan shall be amended accordingly and alternative storm water management facilities shall be provided;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit additional water information demonstrating that adequate fire and domestic flows are being provided at peak hour demand;
 4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide drainage, water and other utility easements as needed for those improvements and/or utilities located outside of rights-of-way;
 5. Prior to Preliminary Plat approval by the City Council, construction plans for the reconstruction of the intersection of Portrush Drive and Muirfield Drive shall be submitted for review and approval. In particular, the intersection of Muirfield Drive and Portrush Drive shall be reconstructed to create Muirfield Drive in a "T" design with the Portrush Drive. 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. 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;
 7. An Exception to allow a 1,400 foot distance between intersections in lieu of a maximum distance of 1,200 feet is hereby granted;
 8. Prior to submittal of a Final 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;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the south lot line of Lot 1, Block 19 and Lot 1, Block 20 as they abut Portrush Drive. In addition, a non-access easement shall be shown along the first fifty feet of all corner lots; and,
 10. 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 Preliminary Plat to subdivide the subject property into 59 residential lots as Phase V of the Red Rock Meadows Estates.

The property is located north and west of the intersection of Dunsmore Road and Portrush Road. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following stipulations:

Zoning: The property is currently zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The Preliminary Plat identifies that the lots will range in size from 10,018.8 square feet to 23,213.13 square feet which meets the minimum lot size requirement of the Low Density Residential District.

The Master Utility Plan identifies two service taps to several of the lots indicating that the lots will eventually be replatted into townhome lots. The applicant should be aware that an Initial

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and Final Planned Residential Development must be reviewed and approved to allow a townhome development within the Low Density Residential District. In addition, a revised Preliminary Plat and, subsequently, a Final Plat must be submitted for review and approval to create the townhome lots. A Minor Plat may be submitted for review and approval in lieu of a Preliminary and Final Plat for the townhome lots if all provisions of Chapter 06.08.030 of the Rapid City Municipal Code can be met. If the property is not developed as a townhome development, then the applicant must abandon the extra taps at his expense.

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

Drainage: The subject property is located in the Red Rock Drainage Basin. The Red Rock Drainage Basin plan identifies that flows from the subject property will drain into proposed Detention Cell #101 which, to date, has not been constructed. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, design plans for the construction of Detention Cell #101 be submitted for review and approval and completed as a part of the subdivision improvements or the Red Rock Drainage Basin Plan shall be amended accordingly and alternative storm water management facilities shall be provided.

Muirfield Drive/Portrush Drive: Construction plans for the reconstruction of the intersection of Portrush Drive and Muirfield Drive must be submitted for review and approval. In particular, the construction plans must show the intersection of Muirfield Drive and Portrush Drive reconstructed to create Muirfield Drive in a "T" design with Portrush Drive. 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. The stipulation also identifies that the reconstruction shall 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 of the intersection as a part of this plat action. (See file #00PL039.)

Exception: Section 4.2.5 of the Street Design Criteria Manual states that the distance between intersections shall not be more than 1,200 feet. The requirement is to insure that adequate access is provided through the subdivision as well as to limit the length of adjacent block(s). However, the Preliminary Plat identifies an approximate distance of 1,400 feet between intersections along the proposed north-south sub-collector street. As such, the applicant has requested an exception to the Street Design Criteria Manual as identified. The golf course borders the property along the east lot line limiting additional access points and/or street intersections. In addition, a drainage channel exists along the west lot line of the property. As such, staff is recommending that the Exception to allow a 1,400 foot distance between intersections in lieu of a maximum distance of 1,200 feet be approved.

Street Name: The Emergency Service Communication Center staff has indicated that street

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names for the interior streets must be submitted for review and approval. As such, staff is recommending that prior to submittal of a Final Plat application, street names be submitted to the Emergency Service 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.