

STAFF REPORT
June 26, 2008

No. 08PL089 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Christopher D. Hamm/Hamm Trust
REQUEST	No. 08PL089 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A, 1B, 2A, 2B, 3A and 3B of Block 1 of Red Rock Shadows Subdivision, formerly a portion of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.961 acres
LOCATION	South of Portrush Road and west of Dunsmore Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Planned Unit Development (Pennington County)
East:	Low Density Residential District (Planned Residential Development)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/30/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan showing private and public utilities, including service lines, shall be submitted for review and approval. In addition, the plat document shall be revised to show utility easements as needed;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall identify that adequate conveyance and flow management facilities

STAFF REPORT
June 26, 2008

No. 08PL089 - Preliminary Plat

ITEM 7

- are designed and constructed demonstrating that the design flows do not exceed pre-developed flows or on-site detention shall be provided. The plat document shall also be revised to provide drainage easements as necessary;
3. Prior to Preliminary Plat approval by the City Council, a grading plan for any proposed site grading shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, a site plan showing future driveway locations shall be submitted for review and approval to ensure that they meet the design and separation standards as per the Street Design Criteria Manual;
 5. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required;
 6. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 8. Prior to submittal of a Final Plat application, a note shall be placed on the plat document stating that "a six foot exterior maintenance easement exists on either side of the common lot line to provide adequate room for maintenance, repair and alterations";
 9. 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;
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required;
 11. Prior to any additional platting of the property, a revised Master Plan must be submitted for review and approval; and,
 12. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create six townhome lots to be known as "Red Rock Shadows". In addition, the applicant has submitted an Annexation Petition (File #08AN009) to annex the property and a Rezoning request (File #08RZ021) to change the zoning designation of the property from No Use District to Medium Density Residential District.

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

STAFF REVIEW:

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

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the property. 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. As such, staff is recommending that the

STAFF REPORT
June 26, 2008

No. 08PL089 - Preliminary Plat

ITEM 7

property be annexed as required.

Master Plan: The applicant has submitted a Master Plan for the Red Rock Shadows development, or approximately 15 acres, which includes the six townhome lots as currently proposed and multi-family units on the balance of the property. In particular, the Master Plan includes five 8 unit apartment buildings, one 12 unit apartment building and seven 16 unit apartment buildings. In addition, the Master Plan shows a clubhouse in the northeast corner of the property and 90 garage units located throughout the development. Similar land use combinations have been constructed in other areas of our community, such as the Big Sky Subdivision and the Eagle Ridge Apartment complex. In those areas, the neighborhood residents have voiced concerns with the mix of apartment buildings and single family residential units and/or townhome units. In particular, adequate screening and buffering between the apartment buildings and the single family residential units and townhome units was not adequately provided to create a visual and noise buffer between the use(s). In addition, care must be taken in the design of the multi-family use areas to avoid creating traffic and parking issues along the adjacent streets.

Currently, townhomes are being constructed along portions of Portrush Road within the Red Rock Meadows development. The proposed townhome development along Portrush Road within this development is compatible with the neighborhood. However, staff is recommending that the balance of the land use(s) within Red Rock Shadows be redesigned to address the conflict of land use(s) as noted. The applicant should be aware that approval of this Preliminary Plat does not indicate approval of the Master Plan for the balance of the property. In addition, prior to any additional platting of the property, a revised Master Plan must be submitted for review and approval.

Master Utility Plan: A Master Utility Plan must be submitted for review and approval showing private and public utilities, including service lines. In addition, the plat document must be revised to show utility easements as needed.

Drainage: It appears that drainage from the property located east of proposed Lot 3B will discharge across this phase of the development. In addition, it appears that the run-off from this phase of the development will discharge to adjacent properties located west of this site, instead of the street right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan must identify that adequate conveyance and flow management facilities are designed and constructed demonstrating that the design flows do not exceed pre-developed flows or on-site detention must be provided. The plat document must also be revised to provide drainage easements as necessary.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

STAFF REPORT
June 26, 2008

No. 08PL089 - Preliminary Plat

ITEM 7

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

Warranty Surety:

On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of any public improvements, a Warranty Surety be submitted for review and approval if subdivision improvements are required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.