

STAFF REPORT  
December 4, 2014

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**No. 14PL078 - Preliminary Subdivision Plan**

**ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Storage Place LLC and Dean R. Hamm Trust
REQUEST	<b>No. 14PL078 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The E1/2 of the NE1/4 of the SE1/4, Less Lot H1, Less right-of-way and less that part laying within Rapid City Boundaries; that part of the W1/2 of the NE1/4 of the SE1/4 south of Portrush Road, Less Red Rock Estates and less right-of-way, all located in Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tracts A, B, and C of Red Rock Shadows Subdivision
PARCEL ACREAGE	Approximately 32 acres
LOCATION	South of Portrush Road between Muirfield Drive and Dunsmore Road
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood and Mixed Use Commercial
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 10, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Upon submittal of a Development Engineering Plan application, construction plans for

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- Dunsmore Road showing the dedication of 17 additional feet of right-of-way and the installation of sidewalk and a second water main shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Portrush Road showing the installation of sewer along the western 320 feet and sidewalk along the south side of the street shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with Development Engineering Plan application;
  3. Upon submittal of a Development Engineering Plan application, construction plans for Muirfield Drive showing the dedication of 8 additional feet of right-of-way and the installation of 7 additional feet of pavement for a total width of 34 feet, a sidewalk along the east side of the street and sewer shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
  4. Upon submittal of a Development Engineering Plan application, the location of the access aisle along the south side of the existing storage units located on proposed Tract A shall be clarified. If the access aisle is located on the adjacent property, than the access shall be secured within an access easement. In addition, construction plans for the access easement showing the easement with a minimum 70 foot width and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
  5. Upon submittal of a Development Engineering Plan application, the applicant shall demonstrate that the existing driveway serving proposed Tract C is located within an access easement or an easement shall be secured and a recorded copy submitted with the application;
  6. Upon submittal of a Development Engineering Plan application, the applicant's site plan shall be revised to show the location of the proposed storage unit on proposed Tract A as per the building permit issued by Pennington County in September, 2014. In addition, the proposed plat shall be revised as needed to ensure that minimum setback and access requirements for the proposed storage unit are being met;
  7. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual or an Exception shall be obtained. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be secured as needed;
  8. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval or Exception(s) shall be obtained. In addition, the sewer data shall confirm whether the Red Rock Estates Lift Station was intended to serve this area and identify if capacity is available within the lift station, gravity sewer mains and lift station force main to serve the proposed development;
  9. Prior to submittal of a Final Plat application, a renewed septic permit shall be obtained for the existing septic system located on proposed Tract C. A copy of the approved permit

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- shall be submitted with the Final Plat application;
10. Upon submittal of a Development Engineering Plan application, confirmation of the water source servicing proposed Tract A shall be submitted. If the water source is private, then upon approval of a Final Plat, the structure benefitting from the private water shall be connected within 30 days to the public water main located within Dunsmore Road pursuant to Chapter 132.08.520 of the Rapid City Municipal Code or an Exception shall be obtained;
  11. Upon approval of a Final Plat, the structure benefitting from the on-site wastewater treatment system on proposed Tract A shall connect within 30 days to the public sewer main located within Dunsmore Road pursuant to Chapter 13.16.030 of the Rapid City Municipal Code or an Exception shall be obtained;
  12. Upon approval of a Final Plat, the structure benefitting from the private well located on proposed Tract C shall connect within 30 days to the public water main located within Muirfield Drive pursuant to Chapter 13.08.520 of the Rapid City Municipal Code or an Exception shall be obtained;
  13. Upon submittal of a Development Engineering Plan application, plans shall be submitted for review and approval showing the abandonment of the well and water service to the residence located on proposed Tract C to ensure that a non-conforming water well is not created;
  14. Upon submittal of a Development Engineering Plan application, the preliminary construction plans shall be revised to show the water service for proposed Tract B from either the 12 inch water main in Portrush Road or the 16 inch water main in Dunsmore Road in lieu of the 8 inch water main Muirfield Drive;
  15. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the City's Drainage Basin Plan and the drainage basin master plans for Red Rock Drainage Basin and Arrowhead Drainage Basin shall be submitted for review and approval. All site improvements shall comply with the respective drainage basin master plans with no inter drainage basin transfer occurring. In addition, construction plans shall be provided to address the existing drainage and erosion issues on the property to the east of Dunsmore Road due to drainage from the storage unit property and Dunsmore Road right-of-way since the existing improvements are inadequate to handle the drainage. The drainage plan shall also confirm that the downstream drainage facilities are sized to accommodate the drainage. Drainage easements shall also be provided as necessary;
  16. Upon submittal of a Development Engineering Plan application, a plat document shall be submitted showing all existing easements including the existing Major Drainage Easement in the northern portion of the property as shown in Miscellaneous Book 183, Page 3774 of the Register of Deed's Office records;
  17. Upon submittal of a Development Engineering Plan application, a grading plan and an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;
  18. Upon submittal of a Development Engineering Plan application, the site plan shall be revised to show the dedication of 17 feet of additional right-of-way along Dunsmore Road in relation to the existing storage units located on proposed Tract A to ensure that adequate access and circulation is being provided to the units;
  19. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction

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- approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Registered Professional Engineer;
20. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
  21. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
  22. Prior to submittal of a Final Plat application, the property shall be annexed pursuant to Section 16.040.090 of the Rapid City Municipal Code;
  23. 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; and,
  24. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to create three tracts to be known as Tracts A, B and C of Red Rock Meadows. The tracts are sized 10.26 acres, 13.19 acres and 8.14 acres, respectively.

The applicant has also submitted a Planned Unit Development Concept Plan (File #14PD041). The Concept Plan identifies the existing commercial storage units on proposed Tract A with multi-family development on proposed Tract B and proposed Tract C. In particular, the applicant is proposing 14 apartment units per acre on proposed Tract B for a total of 187 units and 10 apartment units per acres on proposed Tract C for a total of 81 units.

The property is located approximately 300 feet north of Sheridan Lake Road between Dunsmore Road and Muirfield Drive. Commercial storage units are located on proposed Tract A, a single family residence is located on proposed Tract C and proposed Tract B is currently void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

**Annexation:** The property is currently located outside the City limits of Rapid City but adjacent to the City limit boundary. Pursuant to Chapter 16.040.090 of the Rapid City Municipal Code, the property must be annexed into the City prior to submittal of a Final Plat application. Upon annexation, the property will be zoned No Use District and must be

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rezoned within 120 days after the effective date of the annexation.

Zoning: As previously noted, upon annexation the applicant is proposing to rezone the property from No Use District to a Planned Unit Development Zoning District to allow storage units and multi-family development with a maximum density of 268 apartment units. The applicant should be aware that as a part of the Planned Unit Development Zoning District submittal, a Traffic Impact Study must be submitted for review and approval. In addition, any improvements needed to address traffic issues identified within the study must be provided as a part of the approval of the Planned Unit Development Zoning District application.

Structures: As previously noted, storage units are located on proposed Tract A. Proposed Tract B is void of any structural development and a single family residence is located on proposed Tract C. A building permit has been issued by Pennington County in September, 2014 for an additional storage unit on proposed Tract A. However, the applicant's site plan does not show the location of the proposed unit. As such, upon submittal of a Development Engineering Plan application, the applicant's site plan must be revised to show the location of the proposed storage unit. In addition, the proposed plat must be revised as needed to ensure that minimum setback and access requirements for the proposed storage unit are being met.

Dunsmore Road: Dunsmore Road is located along the east lot line of the property and is classified as a principle arterial street on the City's Major Street Plan requiring that the street be 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, sewer and dual water mains. Currently, Dunsmore Road is located within a 66 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, street light conduit, sewer and one water main. Upon submittal of a Development Engineering Plan application, construction plans for Dunsmore Road showing the dedication of 17 additional feet of right-of-way and the installation of sidewalk and a second water main must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Staff also recommends that upon submittal of a Development Engineering Plan application, the site plan be revised to show the dedication of 17 feet of additional right-of-way along Dunsmore Road in relation to the existing storage units located on proposed Tract A to ensure that adequate access and circulation is being provided to the units.

Portrush Road: Portrush Road is located along the north lot line of the property and is classified as a collector street requiring that the street be located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Portrush Road is located within a 76 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, street light conduit, water, sewer along a portion of the street and sidewalk along the north side of the street. Upon submittal of a Development Engineering Plan application, construction plans for Portrush Road showing the installation of sewer along the western 320 feet and sidewalk along the south side of the street must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be

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submitted with Development Engineering Plan application.

Muirfield Drive: Muirfield Drive is located along the west lot line of the property and is classified as a collector street. As noted above, a collector street requires a minimum 68 foot wide right-of-way with a minimum 34 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Muirfield Drive is located within a 52 foot wide right-of-way and constructed with curb, gutter, sidewalk on the west side of the street, street light conduit and water. Upon submittal of a Development Engineering Plan application, construction plans for Muirfield Drive showing the dedication of 8 additional feet of right-of-way and the installation of 7 additional feet of pavement for a total width of 34 feet, a sidewalk along the east side of the street and sewer shall be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Tract A Access: It appears that an access aisle located south of the storage units on proposed Tract C is utilized to access the units. It is unclear if the access aisle is on proposed Tract C or on the adjacent property. As such, upon submittal of a Development Engineering Plan application, the location of the access aisle must be clarified. If the access aisle is located on the adjacent property, the access must be secured within an access easement. In addition, construction plans for the access easement showing the easement with a minimum 70 foot width and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Tract C Access: It appears that a driveway extending across an adjacent property located south of Tract C serves as access to the single family residence located on proposed Tract C. Upon submittal of a Development Engineering Plan application, the applicant must demonstrate that the existing driveway serving proposed Tract C is located within an access easement or an easement must be secured and a recorded copy submitted with the application.

Water: The property is located within the Carriage Hills pressure zone which served elevations of 3680 feet to 3920 feet with an overflow elevation of 4025 feet. Currently, a 16 inch water main exists along Dunsmore Road with a 12 inch water main along Portrush Road and an 8 inch water main along Muirfield Drive. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual or an Exception must be obtained. The water plan and analysis must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements must be secured as needed.

Currently, a private well serves as the water source for the single family residence located on proposed Tract C. Chapter 13.08.520 states that a when a house or building is located within 400 feet of a public water distribution system, the owner shall connect the house or building to the public system within 30 days of written notification. The water main located along Muirfield Drive is located within 400 feet of the residence. As such, upon approval of

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a Final Plat, the residence on proposed Tract C must connect to the public water main located within Muirfield Drive pursuant to Chapter 13.08.520 of the Rapid City Municipal Code or an Exception must be obtained.

The water source serving the storage units located on proposed Tract A has not been identified. However, a water main exists along Dunsmore Road which is within 400 feet of the structures. As such, upon submittal of a Development Engineering Plan application, confirmation of the water source servicing proposed Tract A must be submitted. If the water source is private, then upon approval of a Final Plat, the structure(s) benefitting from the private water must connect to the public water main located within Dunsmore Road pursuant to Chapter 132.08.520 of the Rapid City Municipal Code or an Exception must be obtained.

Sewer: A 10 inch sewer main exists along Dunsmore Road and an 8 inch sewer main exists along a portion of Portrush Road. Sanitary sewer flows discharged to the sewer main in Portrush Road go to the Red Rock Estates Sanitary Sewer Lift Station. The design reports for the lift station construction indicate that this area was not included in the lift station design. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval or Exception(s) must be obtained. In addition, the sewer data must confirm whether the Red Rock Estates Lift Station was intended to serve this area and identify if capacity is available within the lift station, gravity sewer mains and lift station force main to serve the proposed development.

There are existing septic systems located on proposed Tract A and Tract C, both with on-site wastewater treatment system permits that expired in 2012. Chapter 13.16.030 of the Rapid City Municipal Code states that a when a house or building is located within 400 feet of a public sewer, the owner shall connect the house or building to the public sewer within 30 days of written notification. The storage units located on Tract A are within 400 feet of the public sewer main located along Dunsmore Road. As such, upon approval of a Final Plat, the structure(s) benefitting from the on-site wastewater treatment system on proposed Tract A must connect to the public sewer main located within Dunsmore Road pursuant to Chapter 13.16.030 of the Rapid City Municipal Code or an Exception must be obtained.

The residence located on proposed Tract C is more than 400 feet from a public sewer main. Prior to submittal of a Final Plat application, a renewed septic permit must be obtained for the existing septic system located on proposed Tract C. A copy of the approved permit must be submitted with the Final Plat application. The applicant should be aware that when public sewer is extended within 400 feet of the structure, a connection to the public sewer main will be required.

Drainage: A portion of the property is located within the Red Rock Drainage Basin with the balance located within the Arrowhead Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the City's Drainage Basin Plan and the drainage basin master plans for Red Rock Drainage Basin and Arrowhead Drainage Basin must be submitted for review and approval. All site improvements must comply with the respective drainage basin master plans with no inter drainage basin transfer occurring. In addition, construction plans must be provided to address the existing drainage and erosion issues on the property to the east of Dunsmore Road due to drainage from the

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storage unit property and Dunsmore Road right-of-way since the existing improvements are inadequate to handle the drainage. The drainage plan must also confirm that the downstream drainage facilities are sized to accommodate the drainage. Drainage easements must also be provided as necessary.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provide criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that upon submittal of the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Development Agreement: Section 1.16.1 of the Infrastructure Development Criteria Manual states that a Development Agreement may be required for construction approval. A Development Agreement is a tool which will provide the City and the developer with an instrument to document the financial and procedural requirements for the development of public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement must be entered into with the City for all public improvements.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.