

STAFF REPORT

March 22, 2001

PLAT #00PL128 - Preliminary & Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	PLAT #00PL128 - Preliminary & Final Plat
LEGAL DESCRIPTION	Lots 1-4, Block 6, of Red Rock Estates Phase 1A located in the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.652
LOCATION	North of Sheridan Lake Road
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

- 1. Prior to Final Plat approval by the City Council, the drainage plans shall be revised and submitted for review and approval;**
- 2. Prior to any additional platting, a revised Master Plan shall be submitted for review and approval. In particular, the revised Master Plan shall address the alignment of the proposed minor arterial road located along the east lot line, the length of the proposed cul-de-sac(s) and identify the proposed collector road(s) within the development;**

Urban Planning Division Recommendations:

- 3. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement with the City that precludes the issuance of a building permit until such time as a Contractor's Bid has been awarded for the construction of the water lines**

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and the sewer lines and a Notice to Proceed has been granted. The City shall review and concur with the Contractor's Bid(s) and the Notice to Proceed prior to the Contractor's Bid(s) being awarded. In addition, the agreement shall stipulate that a Certificate of Occupancy shall not be issued until such time as the water and sewer lines are extended to the individual lot(s);

4. Prior to City Council approval of the Final Plat, the applicant shall make all outstanding payments as required by the Infrastructure Partnership Development Fund loan agreement;
5. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
6. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This item has been continued several times since the January 4, 2001 Planning Commission meeting to allow the applicant time to submit additional information. This Staff Report has been revised as of 3/10/01. All revised or added text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to create four residential lots to be known as Lots 1 thru 4, Block 6 of Red Rock Estates. On January 17, 2000, the City Council approved Layout Plat #99PL132 that presented two alternative development scenarios for Red Rock Estates. The first alternative called for the development of 280 single family units, 80 multi-family units, and an eighteen hole golf course. The second alternative identified the development of 480 single family units, 160 multi-family units, and open space in lieu of the golf course. On September 18, 2000, the City Council approved Preliminary and Final Plat #00PL039 to create 36 single family residential lots, a 66 foot wide public right-of-way extending from Sheridan Lake Road and a detention pond to handle existing drainage and drainage generated by the proposed development. The Master Plan, approved in conjunction with Preliminary and Final Plat #00PL039, identifies that the golf course remains a viable option within the development.

The applicant has indicated that the plat is being proposed as Phase 1A of the Red Rock Estates Subdivision. However, the Master Plan identifies the subject property as Phase Two of the development and, as such, will be reviewed as Phase Two.

The property is located off of Sheridan Lake Road north of the existing Countryside North Subdivision and is currently void of any structural development.

STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified a number of concerns that must be addressed in order for the project to go forward.

Zoning: The property was recently annexed into the City limits of Rapid City and rezoned from No Use District to Low Density Residential District. The applicant has indicated that the four proposed lots will eventually be split to create eight townhome lots. Prior to a Final Plat being

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approved to create the eight townhome lots, an Initial and Final Planned Residential Development must be approved to allow the townhome use in the Low Density Residential District.

Road Design Plans: The Master Plan identifies a connector road to be constructed in future phases of the development along the northern portion of the property. The connector road will serve as a second access road to Phases Eight and Nine of the development eliminating more than forty lots or forty dwelling units from being served by one access road. A commitment to the actual road location has not been identified. During the review of Preliminary and Final Plat #00PL039, the Engineering Division voiced concern that the future road construction may interfere with the lift station to be constructed in the northern portion of the property. As such, the plat was approved with the stipulation that... "Prior to Final Plat approval of Phase Two, the connector road location along the northern area of the property shall be identified and road construction plans shall be submitted for review and approval. Any interference created by the road with the proposed lift station requiring revisions to the lift station design or the relocation of the lift station shall be at the sole expense of the applicant. Alternately, the applicant may submit a revised Master Plan revising the subdivision layout to show cul-de-sacs in compliance with the maximum length requirements as established by the Street Design Criteria Manual. In addition no more than forty dwelling units shall be allowed with a single point of access. Access shall be shown to adjacent property". **On February 23, 2001 the applicant submitted a revised Master Plan. Staff is concerned with several aspects of the revised plan. Thirteen lots are shown to be accessed from a minor arterial road located along the east lot line of the subject property. The minor arterial road will serve as a high volume traffic corridor. As such, direct access onto the roadway from the proposed lots is undesirable. In addition, the alignment of the minor arterial road as it extends north does not conform to the Major Street Plan. In addition, the previously proposed connector road located along the northern portion of the development has been removed from the plan. In lieu of the connector road, a 1,700 foot cul-de-sac is being proposed. On March 14, 2001, the applicant and the owners of the subject property met with staff to discuss these issues. Prior to any additional platting, a revised Master Plan must be submitted for review and approval. In particular, the alignment of the proposed minor arterial road must be relocated as shown on the Major Street Plan. In addition, the Fire Department has indicated that the applicant must work with them regarding issues relative to the proposed cul-de-sac length(s). Staff also discussed the possibility of Muirfield Drive serving as the east-west collector road through the development. Muirfield Drive abuts the subject property. As such, the applicant is aware that reclassifying the road from a local road to a collector road may require that additional right-of-way be granted upon platting the property along the west side of Muirfield Drive, or that no on-street parking be allowed on the road.**

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Drainage: The Master Plan identifies a second detention pond to be located in the northern portion of the property. **On February 23, 2001, the applicant submitted a drainage study in accordance with the Red Rock Canyon Drainage Basin Plan for review and approval. The Engineering Division has indicated that the plan must be revised to include on-site drainage information.** Preliminary and Final Plat #00PL039 was approved contingent upon a complete drainage plan being submitted for review and approval prior to Final Plat approval of Phase Two. The plan must address upstream flows and outlet flows per the Red Rock Canyon Drainage Basin Plan. Prior to approval of any additional phases, an agreement shall be entered into relative to the City and the applicant's responsibility for any required improvements. A portion of the detention pond and the proposed road to be located north of the detention pond are located within the section line right-of-way. The adjacent property is located in Pennington County, outside of the incorporated City limits of Rapid City. As such, a portion of the proposed road is located within that portion of the section line located in Pennington County. Prior to construction and/or development within the section line right-of-way, the County Board of Commissioners must review and approve the request. **Staff is recommending that a revised drainage plan be submitted for review and approval prior to City Council approval of the Final Plat.**

Water and Sewer: The applicant has obtained approval of an Infrastructure Development Partnership Fund loan from the City for the extension of City sewer and water to the property. City sewer will be extended down Sheridan Lake Road to a lift station located in the northern portion of the proposed development. City water will be extended from Wildwood Subdivision to a community water tower located along the western edge of the development and back to a booster station located in Phase One. The community water tower will be constructed to serve future phases of the development but is not included in this plat review.

A condition of the Infrastructure Development Partnership Fund loan agreement stipulates that the developer shall repay a portion of the loan upon each Final Plat approval. The repayment of the principal and accrued interest shall be prorated based upon the number of lots then receiving Final Plat approval in relation to the total number of lots to be platted in the entire development. The developer is obligated to repay the City the entire balance of the loan when the Final Plat is approved for the last phase of the project or ten years from the date of substantial completion of the infrastructure construction project, whichever occurs first. Prior to Final Plat approval, the applicant must repay that portion of the loan as required by the loan agreement.

In order to insure that lots will not be developed prior to the extension of City sewer and water, staff is recommending that the applicant enter into an agreement with the City that precludes the issuance of a building permit until such time as a Contractor's Bid has been awarded and a Notice to Proceed has been granted. In addition, staff recommends that the agreement stipulate that a Certificate of Occupancy shall not be issued until such time as the water and

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sewer lines are extended to the individual lot(s). This agreement is similar to the agreement entered into with the City for Phase One of the development.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

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