

STAFF REPORT

July 27, 2000

PLAT #00PL039 - Preliminary and Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for BGW Development Co. LLC
REQUEST	PLAT #00PL039 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1-11, Block 1, Lots 1-19, Block 2, Lots 1-7, Block 3, Lots 1-3, Block 4 and Lot 1, Block 7, Red Rock Canyon Estates, Section 29, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 360 Acres
LOCATION	North and east of Countryside Subdivision
EXISTING ZONING	Suburban Residential w/ PRD
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Suburban Residential w/ PRD (County)
East:	Suburban Residential w/ PRD (County)
West:	General Agriculture (County)
PUBLIC UTILITIES	City sewer and community water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the August 10, 2000 Planning Commission Meeting to allow the applicant additional time to submit the required information.

GENERAL COMMENTS: **This item was continued at the May 25, 2000, the June 8, 2000, the June 29, 2000 and again at the July 13, 2000 Planning Commission meeting to allow the applicant additional time to submit a detailed major drainage plan identifying metering dam information, a master utility plan including lift station design plans, a water service agreement with the adjacent development, a complete grading plan, geology and/or geotechnical evaluations and estimates of average daily trips and peak hour trips at the intersection of the proposed right-of-way and Sheridan Lake Road. As of this writing, the information has not been submitted. This Staff Report has been revised as of July 16, 2000. All revised or added text is shown in bold print.** The proposed development is located off of Sheridan Lake Road north of the existing Countryside Subdivision. The 360 acre parcel is part of the approved Countryside Planned Unit Development in Pennington County. The property proposed for development is currently undeveloped with the exception of an existing single family home. On January 17, 2000, the

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City Council approved Layout Plat #99PL132, Falcon Ridge Subdivision, that presented two alternative development scenarios. 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 January 17, 2000, the City Council also approved Layout Plat #99PL130, Hamm Ranch Subdivision, as a companion item to Layout Plat #99PL132. Layout Plat #99PL130 identified the creation of two lots and a 66 foot right public right-of-way extending off Sheridan Lake Road to the proposed residential subdivision. The public right-of-way will serve as the principal access into the 360 acre property.

The applicant has recently submitted Preliminary and Final Plat #00PL039, Red Rock Canyon Estates, to create 62 lots, a 66 foot wide public right-of-way extending from Sheridan Lake Road and a portion of the proposed golf course. Through this plat, the applicant has changed the name of the two previously proposed subdivisions, Falcon Ridge Subdivision and Hamm Ranch Subdivision, to Red Rock Canyon Estates. The plat identifies the proposed 62 lot residential subdivision to be developed in two phases. Preliminary and Final Plat approval is being requested for Phase One. Phase One consists of Lots 1 thru 11, Block 1, Lots 1 thru 19, Block 2, Lots 1 thru 7, Block 3, Lots 1 thru 3, Block 4 and Lot 1, Block 7 for a total of 41 lots. Preliminary Plat approval is being requested for Phase Two. Phase Two consists of Lots 8 thru 19, Block 3, Lots 1 thru 6, Block 5 and Lots 1 thru 3, Block 6 for a total of 21 lots.

STAFF REVIEW: To date, several of the conditions of Layout Plat #99PL130, Hamm Ranch Subdivision, and #99PL132, Falcon Ridge Subdivision, have not been met. Specifically, the applicant has not submitted the following information as required by Layout Plat approval; 1) a detailed utility master plan, 2) a complete grading plan, 3) geology and/or geotechnical evaluations, 4) a detailed major drainage plan; and, 5) estimates of average daily trips and peak hour trips at the intersection of the proposed right-of-way and Sheridan Lake Road.

The applicant is currently negotiating with the City of Rapid City to extend City sewer and water to the proposed property. The negotiations include creating an Infrastructure Development Partnership Fund loan with the City. The Infrastructure Development Partnership Fund Committee has recommended that the property be annexed into the City limits of Rapid City as a condition of the loan agreement. The Engineering Division has indicated that the source of water and wastewater must be identified on the detailed utility master plan for their review and approval upon Preliminary Plat submittal. The applicant is aware that a petition for annexation must be submitted prior to Preliminary Plat approval in order to identify City sewer and water as the water and wastewater source to serve the proposed subdivision. **On July 12, 2000 the applicant submitted a petition for annexation for the subject property(s).**

In addition, the Layout Plat identified that a second public access road must be developed and constructed to City Standards prior to the platting of more than forty lots or the development of forty dwelling units. The proposed Plat identifies forty two lots with one public access road

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extending from Sheridan Lake Road. The applicant is aware that the proposed number of lots must be reduced to forty lots or that a second public access road must be platted at this time.

On May 22, 2000, staff met with the applicant and the owners of the property to review the information that must be submitted as required by the previously approved Layout Plat(s) for Hamm Ranch Subdivision and Falcon Ridge Subdivision. Staff identified concerns with the failure to identify road continuity through the northern portion of the development as identified by the Layout Plat(s) and identified issues relating to the section line road alignment into the development to insure that the section line road serves as a collector road into the development. In addition, concerns were expressed regarding the on-going issue with the proposed water and wastewater system. Staff indicated that a utility master plan is essential before progressing with the platting procedure. *The entire project is prefaced by the determination that City sewer will serve the development.* Staff also indicated that drainage information must be submitted identifying the location of proposed metering dams including information on the proposed metering dams. In order to keep the project on schedule, the applicant indicated that a Master Plan would be submitted to address the above referenced concerns and outline the timetable identifying when the information would be submitted.

On May 25, 2000, the applicant submitted a Master Plan identifying the proposed phases of development and an outline identifying the information that would be submitted with each phase. However, several of the items listed on the outline to be submitted with Phase One (this plat) have not been submitted. Specifically, the applicant has not submitted a detailed major drainage plan identifying metering dam information, a master utility plan including lift station design plans and a water service agreement with the adjacent development (Countryside North Subdivision).

On June 27, 2000, staff met with the applicant and the owners of the property again to review the information that has not yet been submitted.

Staff is recommending that Preliminary and Final Plat #00PL039 for Red Rock Canyon Estates be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit the required information.