

# STAFF REPORT

August 10, 2000

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**PLAT #00PL039 - Preliminary and Final Plat**

**ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for BGW Development Co. LLC
REQUEST	<b>PLAT #00PL039 - Preliminary and Final Plat</b>
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 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/ PUD
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 approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the Engineering plans as identified on the red lined drawings. Additionally, the red lined drawings shall be returned to the Engineering Division on or before August 11, 2000;
2. Prior to Final Plat approval by the City Council, the Master Plan shall be revised and submitted to show a water line connection from Phase Three to Phase Eight for review and approval;
3. Prior to Final Plat approval by the City Council, road design plans for the golf cart path shall be submitted for review and approval to insure that the cart path can serve as a maintenance road to the manholes; or surety shall be posted for the road construction design plans and the road construction costs;
4. Prior to Final Plat approval by the City Council, temporary gravel turnarounds shall be constructed at the end of Pine Valley Drive and Brookline Drive. Barricades and/or signage shall be posted identifying the roads as a "dead end" streets;

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5. Prior to Final Plat approval by the City Council, an erosion control plan shall be provided for review and approval;
6. Prior to Final Plat approval by the City Council, a non-access easement shall be shown along Sheridan Lake Road except for the approved approach location and along the east lot line of Lot 1 of Block 1 and Lot 3 of Block 2; and along the south lot line of Lot 4, Lot 10, Lot 11 and Lot 17 of Block 2 ;
7. Prior to Final Plat approval by the City Council, construction plans shall be revised to show the extension of utilities to proposed Lots 1 and 2 of Block 7 as well as the construction of sidewalks along this area of Pine Valley Drive;
8. 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;
9. Prior to any development east of Phase Four or Fairway No. 6, the interior road extending to the section line right-of-way along the east lot line of the property as well as the section line road extending south to Sheridan Lake Road shall be constructed. In addition, the intersection of Pine Valley Drive and the interior road shall be reconstructed to create Pine Valley Drive in a "T" design with the interior road. The reconstruction of the Pine Valley Drive-interior road intersection shall be at the sole expense of the applicant;
10. Prior to any development east of Phase Four or Fairway No. 6, a complete traffic analysis by a Traffic Engineer, to include average daily trips and peak hour trips at the intersection of the proposed section line road and Sheridan Lake Road as well as the intersection at the Pine Valley Drive and Sheridan Lake Road and signal evaluation, shall be submitted for review and approval. Any revisions or reconstruction of the Pine Valley-Sheridan Lake Road intersection as so warranted by the comprehensive traffic analysis shall be at the sole expense of the applicant;
11. Prior to Final Plat approval of Phase Two, a detailed major drainage plan for the entire site shall be submitted for review and approval. The plan shall address upstream flows and outlet flows per the Red Rock Canyon Drainage Basin Plan. In addition, the detention pond located within the northern portion of the property shall be constructed;

#### Emergency Services Communication Center Recommendation:

12. Prior to Final Plat approval by the City Council, revised road names shall be submitted to the Emergency Services Communication Center for review and approval. The approved road names shall then be shown on the plat;

#### Urban Planning Division Recommendations:

13. Prior to Final Plat approval by the City Council, the annexation of the subject property shall be effective and prior to issuance of a building permit and/or a sign permit, the rezoning of the property shall be effective;
14. Prior to Final Plat approval by the City Council, a miscellaneous document shall be filed at the Register of Deed's Office creating a utility easement for the extension of the sewer line

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- from Sheridan Lake Road to the lift station and for that portion of the water line being extended from Wildwood Subdivision to the subject property;
15. Prior to Final Plat approval by the City Council, the plat shall be revised to show the detention pond located within Phase One as a "Major Detention Easement". In addition, a triangular piece of property located east of Pine Valley Drive and directly across from the detention pond shall be identified as "public right-of-way".
  16. 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 and a Notice to Proceed has been granted. 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);
  17. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
  18. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: 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 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 Estates, 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. 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 Estates.

This item has been continued several times since the May 25, 2000 Planning Commission meeting to allow the applicant additional time to submit information required by Layout Plat #99PL130 and Layout Plat #99PL132 approval.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

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Zoning and Annexation: The property is located in Pennington County, outside of the incorporated City limits of Rapid City. The property is currently zoned Suburban Residential District with a Planned Unit Development. On July 14, 2000, the applicant submitted a petition for annexation of the subject property and a request to rezone a majority of the subject property from No Use to Low Density Residential District. A rezoning request for that portion of the proposed plat previously identified on the Hamm Ranch Subdivision Layout Plat has not been submitted. Prior to Final Plat approval, the annexation must be effective and prior to issuance of a building permit, the rezoning must be effective. Prior to issuance of a building permit or sign permit on that portion of the proposed plat previously identified on the Hamm Ranch Subdivision, a rezoning request must be submitted and the rezone must be effective.

The Master Plan identifies the future construction of townhouse lots along the eastern side of Pine Valley Drive. Prior to the construction of the townhomes, a Planned Residential Development must be approved to allow the use. In addition, the Master Plan also identifies the future "potential" development of a golf course and a clubhouse as well as a community water tower. The Planned Residential Development may be amended to include the golf course, clubhouse and community water tower or a Use on Review must be obtained for the water tower if a Planned Residential Development Designation has not been approved for the property.

Water and Sewer: The applicant has obtained approval of an Infrastructure Development Partnership Fund loan from the City. The Infrastructure Development Partnership Fund agreement requires that the property be annexed into the City limits of Rapid City as a condition of the loan agreement. The utility master plan identifies the extension of City sewer down Sheridan Lake Road to a lift station located in the northern portion of the proposed development. The lift station is not included in Phase I. Prior to Final Plat approval, a miscellaneous document must be filed at the Register of Deed's Office creating a utility easement for the extended sewer line and the lift station. The utility master plan also identifies the extension of City water 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 I. The community water tower will be constructed to serve future phases of the development but is not included in this plat review. A miscellaneous document must also be filed at the Register of Deed's Office creating a utility easement for that portion of the water line being extended from Wildwood Subdivision to Phase I.

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. The City will be responsible for the off-site design and extension of the sewer line while the applicant will be responsible for the design and extension of the on-site sewer line and the lift station. In addition the applicant will be responsible for the design and extension of the water line from the Wildwood Reservoir to the west lot line of the proposed development, with the exception of a 16 inch water line to be

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extended from the east lot line to the water tank located along the western edge of the property and back to the booster station. Funding for this portion of the water line has been identified through the Infrastructure Development Partnership Fund. The Engineering Division has indicated that the sewer line should be completed by June 30, 2001 or 120 days after work on the line has commenced. In addition, staff recommends that the agreement 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). Prior to Final Plat approval, the applicant must post surety for the lift station, forced main and all eight inch water and sewer mains to be located in Phase One.

The design plans for the lift station identifies an eight foot high chain link fence with an additional two foot high three-strand slick wire extension located above the chain link fence, resulting in a ten foot high fence. Prior to issuance of a building permit for the lift station, a fence height variance must be obtained.

The on-site sewer design plans identify a portion of the sewer line and the corresponding manholes to be constructed in the future "potential" location of the golf course. The applicant has indicated that the golf cart path will be surfaced in gravel and will serve as an access road to the manholes to allow for City maintenance of the sewer line. Prior to Final Plat approval, road design plans for the golf cart path must be submitted for review and approval to insure that the cart path can serve as an access road to the manholes; or surety must be posted for the road construction design plans and road construction costs.

Access: 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 36 lots with one public access road extending from Sheridan Lake Road. 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. The Engineering Staff is concerned that the future road construction may interfere with the lift station to be constructed at this time in the northern portion of the property. The applicant has indicated that any interference with the proposed lift station requiring revisions to the lift station design or the relocation of the lift station will be at the sole expense of the applicant. Prior to Final Plat approval of Phase Two, the actual road location must be identified and road construction plans must be submitted for review and approval.

The Master Plan identifies the future extension of an interior road along a portion of the south lot line of the subject property and directly adjacent to the Dean Hamm property located to the south. The road will intersect with the future construction of a north-south road located within the section line right-of-way along the eastern edge of the property. The Draft Major Street Plan identifies the road within the section line right-of-way as a collector road from Sheridan Lake Road to Carriage Hills. The intersection at the section line road and Sheridan Lake

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Road has been identified as a signalized intersection supporting that this route be the primary access road into the proposed development. The current Master Plan identifies this interior road in a "T" design with Pine Valley Drive. In order to insure that the section line road will serve as the primary access point into the property, staff is recommending that the road design plan be reversed to show Pine Valley Drive in a "T" design with the interior road. This will create the preferred contiguous road design for the interior road extending from the section line right-of-way to the proposed development. The applicant has indicated that Pine Valley Drive will serve as the primary access road to the first four phases of the proposed development and to the club house located in the northern portion of the property. Prior to any development east of Phase Four or Fairway No. 6, the interior road extending to the section line right-of-way along the east lot line of the property as well as the section line road extending south to Sheridan Lake Road must be constructed. In addition, the intersection of Pine Valley Drive and the interior road must be reconstructed to create Pine Valley Drive in a "T" design with the interior road. The reconstruction of the Pine Valley Drive-interior road intersection will be at the sole expense of the applicant.

Traffic Analysis: The Layout Plat identified that a traffic analysis showing average daily trips and peak hour trips at the intersection of Pine Valley Drive and Sheridan Lake Road be submitted for evaluation of the intersection design. The applicant has submitted an intersection design for the intersection identifying the construction of a deceleration lane in the west bound lane of Sheridan Lake Road and a left turn bay in the south bound lane of Pine Valley Drive. The applicant has submitted preliminary traffic analysis to support the proposed intersection design for the first four phases of development. A complete traffic analysis by a Traffic Engineer must be submitted for review and approval prior to any development beyond Phase Four. The traffic analysis must include average daily trips and peak hour trips at the intersection of the proposed section line road and Sheridan Lake Road as well as the intersection of Pine Valley Drive and Sheridan Lake Road. As previously indicated, the intersection at the section line road and Sheridan Lake Road has been identified as a signalized intersection. This road will ultimately serve as a minor arterial roadway connecting Carriage Hills Drive to Dunsmore Road. Depending upon the additional traffic analysis information, revisions and/or reconstruction of the Pine Valley Drive-Sheridan Lake Road intersection may be required as the property develops to insure that the section line road will function as the primary access point into the property. Any revisions and/or reconstruction of the intersection will be at the sole expense of the applicant.

Drainage: The plat identifies a detention pond to be located in Phase One of the development to handle existing drainage and drainage generated by the proposed development. The Master Plan identifies a second detention pond to be located in the northern portion of the property and a east-west connector road along the north side of the detention pond. To date, a drainage study in accordance with the Red Rock Canyon Drainage Basin Plan has not been completed. Prior to Final Plat approval of Phase Two, a complete drainage plan must be submitted for review and approval. The plan must address upstream flows and outlet flows per the Red Rock Canyon Drainage Basin Plan. In addition, the detention pond must be

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constructed. 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. Prior to construction and/or development within the section line right-of-way, the County Board of Commissioners must review and approve the request.

Labeling: The plat must be revised to show the detention pond located within Phase One as a "Major Detention Easement". In addition, a triangular piece of property located east of Pine Valley Drive and directly across from the detention pond must be identified as "public right-of-way".

The Emergency Services Communication Center has indicated that the proposed street names, Pine Valley Drive and Brookline Drive, can not be used. Prior to Final Plat approval, revised road names must be submitted to the Emergency Services Communication Center for review and approval.

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. The Engineering Division has indicated that the construction plans must be revised to show the extension of City utilities to proposed Lots 1 and 2, Block 7 located adjacent to Sheridan Lake Road as well as the construction of sidewalks within this area of Pine Valley Drive. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.