

STAFF REPORT  
June 23, 2005

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**No. 05PL100 - Preliminary Plat**

**ITEM 26**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05PL100 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Located in the NE1/4NE1/4 and the SE1/4 NE1/4, Section 28, T1N, R7E, and the NW1/4 NW1/4 and the SW1/4 NW1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 13, Block 11; Lots 1, Block 12; Lots 3 through 8 Block 7; Lots 3 through 9, Block 6; Lots 10 through 19, Block 5, Section 28, T1N, R7E, and Section 29, T1N, R7E, Red Rock Subdivision, BHM Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.64 acres
LOCATION	North and west of the northern terminus of Dunsmore Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/27/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, design plans for the construction of Detention Cell #101 shall be submitted for review and approval and completed as a part of the subdivision improvements or the Red Rock Drainage Basin Plan shall be amended accordingly and alternative storm water management facilities shall be provided;
2. Prior to Preliminary Plat approval by the City Council, construction plans for the east-west collector street from Muirfield Drive to Dunsmore Road shall be submitted for review and

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approval. In particular, the construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the intersection of Muirfield Drive and the east-west collector street shall be reconstructed to create Muirfield Drive in a "T" design with the east-west collector street. The reconstruction of the intersection shall be at the sole expense of the applicant as per a stipulation of approval for Phase One of the Red Rock Estates Subdivision;

3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
4. The Exception request to allow 139 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual is hereby denied. In addition, prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a second point of access and/or the previously approved "H Lot" and related deed shall be recorded at the Register of Deed's Office. The street shall also be constructed as a part of the subdivision improvements for the subject property;
5. Prior to submittal of a Final Plat application, the plat title shall be revised to read "NE1/4 NE1/4 and the SE1/4 NE1/4 of Section 29, and the NW1/4 NW1/4 and the SW1/4 NW1/4 of Section 28";
6. Prior to submittal of a Final Plat application, the plat document shall be revised to show the street names as approved by the Emergency Services Communication Center;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Muirfield Drive and the first fifty feet of all corner lots; and,
8. 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.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide the subject property into 38 residential lots as a part of the Red Rock Meadows Subdivision.

In April, 2004, the City Council approved a Layout Plat to subdivide five properties into a 294 lot residential development, including the subject property.

The property is located at the northern terminus of Dunsmore Road and is currently void of any structural development.

**STAFF REVIEW:**

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

**Zoning:** The property is currently zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The Preliminary Plat identifies that the lots will range in size from 9,583.2 square feet to 14,810.4 square feet which meets the minimum lot size requirement of the Low Density Residential District.

The Master Utility Plan identifies two service taps to each lot located along Muirfield Drive indicating that the lots will eventually be replatted into townhome lots. The applicant should

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be aware that an Initial and Final Planned Residential Development must be reviewed and approved to allow a townhome development within the Low Density Residential District.

Drainage: The subject property is located in the Red Rock Drainage Basin. The Red Rock Drainage Basin plan identifies that flows from the subject property will drain into proposed Detention Cell #101 which, to date has not been constructed. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, design plans for the construction of Detention Cell #101 be submitted for review and approval and completed as a part of the subdivision improvements or the Red Rock Drainage Basin Plan shall be amended accordingly and alternative storm water management facilities shall be provided.

Muirfield Drive/Dunsmore Road: Construction plans for the east-west collector street from Muirfield Drive to Dunsmore Road must be submitted for review and approval. In particular, the construction plans must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the intersection of Muirfield Drive and the east-west collector street must be reconstructed to create Muirfield Drive in a "T" design with the east-west collector street. The reconstruction of the intersection shall be at the sole expense of the applicant as per a stipulation of approval for Phase One of the Red Rock Estates Subdivision. The stipulation also identifies that the reconstruction shall be completed prior to any development east of Phase Four or Fairway No. 6. The subject property is located east of this area requiring the reconstruction of the intersection as a part of this plat action. (See file #00PL039.)

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". On February 7, 2005, the City Council approved an Exception to allow 91 dwelling units with one point of access as a part of Phase One of the Red Rock Meadows Subdivision. The applicant is now requesting that an Exception be granted to allow Dunsmore Road to serve as exclusive access to 139 dwelling units. Please note that any failure or interruption of access at the intersection of Dunsmore Road and Muirfield Drive will land lock the subdivision, even with the required road connection to Muirfield Drive as outlined above.

The intent of the amendment to the Street Design Criteria Manual limiting the number of residences with one point of access is to insure safe ingress and egress into these development(s) during times of an emergency. In particular, the Fire Department has indicated that during times of a fire and/or any other catastrophe, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic. Multiple points of access also provide for traffic distribution so that one portion of the neighborhoods is not inordinately impacted by traffic from a development. With 139 dwelling units accessing from a single point, over 1,390 average daily trips (ADT) will be experienced at that single point until an alternate access is constructed.

The 40 dwelling unit standard was established in 2000 as a result of traffic issues

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associated with the Elks Country Estates/Plum Creek developments. Other existing developments with similar concerns include the Chapel Valley area and the Copperfield development. In 2003, the City Council approved a Special Exception request to allow 69 dwelling units with one point of access from Alta Vista Street for the West Hills Village multi-family residential development and the Minnesota Ridge Subdivision. In addition, the City Council approved a Special Exception to allow 80 dwelling units with one point of access from Parkview Drive. In both instances, the applicant(s) proposed the use of one point of access to the property on a temporary basis until a second access could be extended. As the properties located east and north of the subject property develop, a second point of access may be provided but the applicant has not demonstrated a timeframe for the street connection(s).

However, due to the significant safety issues and traffic concerns relative to allowing 139 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Special Exception as requested be denied.

Please note that the City Council approved a proposed "H Lot" extending from the subject property to Muirfield Drive as a part of the Preliminary Plat approval for Phase 1 of Red Rock Meadows. However, to date, neither the "H Lot" plat nor the related deed has been recorded at the Register of Deed's Office. As such, staff is recommending that prior to City Council approval of the Preliminary Plat, the plat document be revised to provide a second point of access and/or the previously approved "H Lot" must be recorded at the Register of Deed's Office. The street must also be constructed as a part of the subdivision improvements for the subject property.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.