

STAFF REPORT  
November 23, 2016

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**No. 16PL092 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	DOECK, LLC
REQUEST	<b>No. 16PL092 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4 less Auburn Hills Subdivision, located in the SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 21 of Block 4 of Auburn Hills Subdivision
PARCEL ACREAGE	Approximately 4.0 acres
LOCATION	At the current northern terminus of Chalkstone Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 12, 2016
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, all redline comments shall be addressed. In addition, the red line comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Haines Avenue shall be submitted for review and approval showing the construction of a

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- minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Chalkstone Drive shall be submitted for review and approval showing the street located in a minimum 50 foot wide right-of-way with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, a permanent cul-de-sac bulb shall be provided at the northern terminus of Chalkstone Drive. The construction plans shall show the cul-de-sac bulb located within a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering application;
  4. 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. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;
  5. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;
  6. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for all proposed subdivision improvements. The drainage plan shall review and analyze the existing drainage improvements, confirm street drainage, confirm proposed storm sewer sizing and address storm water quality treatment for the proposed development. In addition, easements shall be provided as needed;
  7. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction 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;
  8. 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;
  9. Prior to submittal of a Final Plat application, the plat document shall be revised to show the correct spelling for "Cobalt Drive";
  10. Upon submittal of a Final Plat application, all necessary easements, including drainage easements, and utility easements shall be dedicated;
  11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
  12. 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,

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13. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

**(Update: November 16, 2016. Please note that all revised and/or added text is shown in bold print.) This item was continued at the November 10, 2016 Planning Commission meeting at the applicant's request. Please note that no other part of this staff report has been revised.**

(Update: November 2, 2016. Please note that all revised and/or added text is shown in bold print.) The applicant has submitted a Preliminary Subdivision Plan application to create a 4.0 acre residential lot, leaving an unplatted non-transferable balance. The lot is to be known as Lot 21, Block 4, Auburn Hills Subdivision. On October 21, 2016, the applicant submitted a revised Preliminary Subdivision Plan slightly altering the configuration of the proposed 4.0 acre residential lot. In addition, the revised plat eliminates the dedication of any additional right-of-way for Coal Bank Drive.

The property is located at the northern terminus of Chalkstone Drive, west of Haines Avenue. Currently, the property is 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:

Zoning: The property is currently zoned Medium Density Residential District with a Planned Development Designation. The applicant should be aware that prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval by the Planning Commission.

Haines Avenue: Haines Avenue is located along the east lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must be located within 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. Haines Avenue is currently located within a 100 foot wide right-of-way and constructed with a 22 foot wide paved driving surface, 10 foot wide gravel shoulders on each side of the pavement and ditches for drainage. Upon submittal of a Development Engineering Plan application, construction plans for Haines Avenue must be submitted for review and approval showing the construction of 14 feet of additional pavement, curb, gutter, sidewalk, street light conduit, sewer and dual water mains 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. Please note Haines Avenue may not serve as access to the proposed lot since it is classified as a principal arterial street and

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since Chalkstone Drive and Coal Bank Drive provides an alternate access to the property.

Chalkstone Drive: Chalkstone Drive currently terminates along the south lot line of proposed Lot 21 creating a dead end street. Chalkstone Drive is classified as a lane place street requiring that it be located in a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, a permanent cul-de-sac bulb must be provided at the northern terminus of the street. The bulb must be designed with a minimum 104 foot diameter right-of-way and be constructed with a minimum 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Chalkstone Drive must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is granted, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Coal Bank Drive: The proposed plat shows the extension of Coal Bank Drive along the southwest lot line of the property. Coal Bank Drive is classified as a local street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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. Upon submittal of a Development Engineering Plan application, construction plans for Coal Bank Drive must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is granted, a copy of the approved Exception must be submitted with the Development Engineering Plan application. As previously noted, the revised plat document eliminates the dedication of additional right-of-way for Coal Bank Drive. As such, this improvement is no longer required.

Drainage: The property is located within the Box Elder Drainage Basin-Middle Basin Plan. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code must be submitted for review and approval for all proposed subdivision improvements. The drainage plan must review and analyze the existing drainage improvements, confirm street drainage, confirm proposed storm sewer sizing and address storm water quality treatment for the proposed development. In addition, easements must be provided as needed.

Water: A 14 inch water main currently exists in Haines Avenue located approximately 100 feet south of the proposed southeast corner of the proposed lot at the Haines Avenue and Cobalt Drive intersection. In addition, an 8 inch water main exists in Coal Bank Drive and Chalkstone Drive, respectively. The City's 2007 Water Master Plan identifies a 12 inch water main extending along Haines Avenue adjacent to the proposed plat. Since Haines Avenue is an arterial street, dual water mains are required.

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. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development.

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Sewer: An 8 inch sewer main currently exists at the current terminus of Coal Bank Drive and Chalkstone Drive. In addition, an 8 inch sewer main currently exists approximately 100 feet south of the proposed lot at the intersection of Haines Avenue and Cobalt Drive. Extending a sewer main along all of the right(s)-of-way as they abut the property is required. In addition, extending a sewer main along Haines Avenue will allow for future development north of the proposed lot.

Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity for this phase of the development and for future development up stream.

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 as 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.