

STAFF REPORT
April 5, 2018

No. 18PL016 - Preliminary Subdivision Plan

ITEM 12

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream LLC
REQUEST	No. 18PL016 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The N1/2 of the NW1/4, the N1/2 of the SE1/4 of the NW1/4, Lot AB of The NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 15 thru 25 of Block 1, Lots 15 thru 56, Lots C, D, E and F and Tract A and B of Block 2, Johnson Ranch Subdivision
PARCEL ACREAGE	Approximately 32.67 acres
LOCATION	Southwest corner of St. Patrick Street and East S.D. Highway 44
EXISTING ZONING	Medium Density Residential District (Planned Development) Low Density Residential District (Planned Development)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	Low Density Residential District (Planned Development)
East:	Medium Density Residential District (Planned Development) Low Density Residential District (Planned Development)
West:	Medium Density Residential District (Planned Development) Low Density Residential District (Planned Development)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	March 9, 2018
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;
2. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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 Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual
3. Upon submittal of a Development Engineering Plan application, construction plans for Johnson Ranch Road and North Hutt Court shall be submitted for review and approval showing the streets 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. In addition, the cul-de-sac bulb(s) shall be located in 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 document shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans for the southern 540 feet of Providers Boulevard shall be submitted for review and approval showing the street 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 shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, construction plans for the northern 580 feet of Providers Boulevard shall be submitted for review and approval showing the street located in a minimum 70 foot wide right-of-way with an additional 10 feet the first 200 feet as it extends south from E. St. Patrick Street and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
6. Upon submittal of a Development Engineering Plan application, construction plans for E. Saint Patrick Street shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit, sewer and dual water 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;
7. 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 and in compliance with the Rapid Valley Sanitary District master plan. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire

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- flows to support the proposed development;
8. 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 and in compliance with the Rapid Valley Sanitary District master plan 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 and the Rapid Valley Sanitary District master plan;
 9. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. Perpetual ownership and maintenance of rear yard drainage ways, detention ponds, drainage structures and other related drainage improvements shall be identified. Easements shall also be provided as needed and shall accommodate estimated maximum high water levels including minimum one foot of freeboard. Publicly maintained easements shall be a minimum 20 feet in width and in accordance with the Infrastructure Design Criteria Manual;
 10. 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 shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction;
 11. 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;
 12. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 13. The proposed plat shall be allowed as a phased development with all subdivision improvements needed to support a particular phase included in the construction plans for that phase;
 14. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a minimum lot size of 6,500 square feet and a minimum lot width of 50 feet at the front building line or the associated Planned Development applications shall be approved reducing the lot size and lot width as proposed;
 15. Prior to submittal of a Final Plat application, a note shall be placed on the plat stating that "Approaches shall not exceed 20 feet in width";
 16. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of Tract A (wetland and drainage area) and Tract B (neighborhood park and drainage area). In addition, a Major Drainage Easement shall be dedicated for all proposed drainage improvements;
 17. Prior to submittal of a Final Plat application, the plat document shall show "North Hutt Court" as "Hutt Court";
 18. 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,
 19. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 52 single family residential lots, one multi-family lot, 4 commercial lots, a wetland and drainage tract and a neighborhood park and drainage tract, leaving an unplatted balance. The applicant has also submitted a Master Plan identifying that the proposed development will be constructed in three phases to be known as Phase 2, 3 and 4 of the Johnson Ranch Subdivision. Phase 2 will include 17 single family residential lots, one multi-family lot, 4 commercial lots and the two tracts. Phase 3 will include 16 single family residential lots with Phase 4 including the remaining 19 single family residential lots. The applicant has also submitted an Initial and Final Planned Development Overlay (File #18PD010) for the 17 single family residential lots located in Phase 2 of the development. In addition, the applicant has submitted an Initial Planned Development Overlay (File #18PD011) for the 35 single family residential lots located in Phase 3 and 4 of the development.

The property is located in the southwest corner of E. Saint Patrick Street and East S.D. Highway 44. 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 General Commercial District (northern one-half), Low Density Residential District (southern one-fourth) and Medium Density Residential District (central one-fourth). The proposed commercial and residential lots align with the existing district boundaries. As such, no rezoning of the property is required. However, the Low Density Residential District requires a minimum lot size of 6,500 feet and a minimum 50 foot lot width at the front building line. The proposed single family lots range in size from 4,333 square feet to 30,435 square feet with a front building line width ranging from 46 feet to 66 feet. The applicant has requested exceptions to these requirements as a part of the associated Planned Development applications. Prior to submittal of a Final Plat application, the associated Planned Development applications must be approved reducing the lot size and lot width as proposed or the plat document must be revised to meet the minimum area requirements.

Visitor Parking: Section 2.15.1 of the Infrastructure Design Criteria Manual states that common use, visitor parking for single family lots must be provided at the rate of one paved parking space per dwelling unit, located within 300 feet of the residence. Reducing the lot widths as noted above limits the ability to provide the visitor parking along the street as required. The applicant has submitted a site plan showing that this requirement can be met if the approach locations do not exceed 20 feet in width. As such, staff recommends that prior to submittal of a Final Plat application, a note be placed on the plat stating that "Approaches shall not

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exceed 20 feet in width”.

Tracts: The applicant’s site plan includes two large tracts to be known as Tract A and Tract B. Tract A is identified as a wetland and drainage area. Tract B is identified as a neighborhood park and drainage area. Please note that the applicant is currently working with the Parks and Recreational Department regarding the design and ownership of the proposed neighborhood park. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of Tract A and Tract B. In addition, a Major Drainage Easement must be dedicated for all proposed drainage improvements.

Cul-de-sac Streets: The proposed plat identifies two cul-de-sac streets within the proposed development, Johnson Ranch Road and North Hutt Court. The cul-de-sac streets are classified as local requiring that they be located within 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. In addition, the cul-de-sac bulb(s) must be located within a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or an Exception must be obtained to waive the requirement(s). If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Providers Boulevard: The applicant’s site plan shows the construction of Providers Boulevard extending south from E. Saint Patrick Street to serve as access to the proposed commercial lots and the proposed adjacent residential lots. The portion of Providence Boulevard located adjacent to the commercial lots is classified as a commercial street requiring that the street be located in a minimum 70 foot wide right-of-way with an additional 10 feet the first 200 feet as it extends south from E. St. Patrick Street, a principal arterial street, and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The portion of Providence Boulevard located adjacent to the residential lots is classified as a local street requiring that this portion of the street 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. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application;

East Saint Patrick Street: East Saint Patrick Street is located along the north lot line and is classified as a principal arterial street on the City’s Major Street Plan requiring that it be located within a minimum 100 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water. Currently, East Saint Patrick Street is located within a 150 foot wide right-of-way and constructed with an approximate 50 foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans for East Saint Patrick Street must be submitted for review and approval showing the street constructed with 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

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Engineering Plan application.

Traffic Impact Study: A Traffic Impact Study has previously been submitted for the proposed development. The Preliminary Subdivision Plan layout and proposed land uses is consistent with the anticipated traffic generations identified within the Traffic Impact Study.

Drainage: The property is located within the Unnamed Tributary Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code must be submitted for review and approval for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment.

Rear yard drainage is being proposed on many of the proposed residential lots. Upon submittal of a Development Engineering Plan application, perpetual ownership and maintenance of rear yard drainage ways, detention ponds, drainage structures and other related drainage improvements must be identified. Easements must also be provided as needed and must accommodate estimated maximum high water levels including minimum one foot of freeboard. Publicly maintained easements must be a minimum 20 feet in width and in accordance with the Infrastructure Design Criteria Manual.

Water: The proposed lots are located in the Rapid Valley Sanitary District service boundary. 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 and the Rapid Valley Sanitary District master plan. 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. In addition, easements must be secured as needed.

Sewer: As previously noted, the proposed lots are located in the Rapid Valley Sanitary District service boundary. 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 and the Rapid Valley Sanitary District master plan 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.

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

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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.