GENERAL INFORMATION:

APPLICANT: Dakota Heartland, Inc.
AGENT: Mike Stetson - KTM Design Solutions, Inc.
PROPERTY OWNER: Dakota Heartland, Inc.
REQUEST: No. 18PL074 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: The S1/2 of Government Lot 3, less Big Sky, less Big Sky Business Park and less right-of-way; the S1/2 of Government Lot 4, less Big Sky Business Park less Lot H1, H2 and right-of-way, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 4 thru 6 of Block 5 and Lots 1 thru 2 of Block 6 of Big Sky Business Park

PARCEL ACREAGE: Approximately 28.01 acres
LOCATION: Lying north of the terminus of Degest Drive
EXISTING ZONING: Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION: Urban Neighborhood
SURROUNDING ZONING:
North: Office Commercial District (Planned Development Designation)
South: Medium Density Residential District (Planned Development Designation) - Medium Density Residential District (Planned Development)
East: Public District
West: Office Commercial District (Planned Development)
PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: August 10, 2018
REVIEWED BY: Vicki L. Fisher / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with stipulations as
noted below

1. Prior to submittal of a Development Engineering Plan, the construction drawings and the Master Plan shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the revised construction plans;

2. Upon submittal of a Development Engineering Plan application, construction plans for Degeest Drive shall be submitted for review and approval showing the street located within a minimum 68-foot wide right-of-way and constructed with a minimum 34-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 Exception shall be submitted with the Development Engineering Plan application;

3. 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 the Rapid City Municipal Code. The water plan and analysis shall demonstrate that water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be secured as needed;

4. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In particular, the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, utility easements shall also be secured as needed;

5. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;


7. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. The drainage plan shall demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. In addition, drainage easements shall be secured as needed;

8. Prior to approval of the Development Engineering Plan application, 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. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be
submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer;

9. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

10. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

11. Upon submittal of a Final Plat application, documentation shall be submitted for review and approval identifying maintenance and ownership of the proposed drainage elements. In addition, the plat document shall show the dedication of a Major Drainage easement for the drainage improvements;

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,

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:
The applicant has submitted a Preliminary Subdivision Plan to subdivide five residential lots in two phases. Phase One will include one lot with Phase Two including four lots. The lots will range in size from 0.56 acres to 5.39 acres and are a part of the Big Sky Business Park Subdivision.

The property is located at the northern terminus of Degeest Drive. 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 zoned Medium Density Residential District with a Planned Development Designation. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit.

The City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The proposed plat to create five residential lots is in compliance with the adopted plan.

Traffic Impact Study: The proposed plat creating five residential lots does not trigger a Traffic Impact Study. However, future multi-family development on the proposed lots that accumulatively create 150 or more dwelling units will require that a Traffic Impact Study be submitted for review and approval pursuant to Section 2.17 of the Infrastructure Design Criteria Manual.
Water: The property is located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. Static pressures in this development are approximately 55 psi. The applicant should be aware that fire pressure pumps may be needed for multi-story buildings.

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 City Municipal Code. The water plan and analysis must demonstrate that water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. The water plans must include design information as required in the Infrastructure Design Criteria Manual Section 3.9, including Table 3-1 and 3-2. In addition, utility easements must be secured as needed.

Sewer: The property is located within the City’s service area. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In particular, the design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. The design report must also include sewer design information as required by the infrastructure Design Criteria Manual Section 3.12, including Table 3-3. In addition, utility easements must be secured as needed.

Degeest Drive: Degeest Drive is identified as a collector street on the City’s Major Street Plan requiring that it be located in a minimum 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Degeest Drive 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.

Drainage: The property is located in the County Heights Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual must be submitted for review and approval. The drainage plan must demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. In addition, upon submittal of a Final Plat application, documentation must be submitted for review and approval identifying maintenance and ownership of any proposed drainage elements. The plat document must also the dedication of a Major Drainage easement for the drainage improvements.

Development Agreement: Chapter 16.12.040.K of the Rapid City Municipal Code states that a Development Agreement is 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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements if applicable.
Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City’s acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.