

STAFF REPORT
October 25, 2018

No. 18PL095 - Preliminary Subdivision Plan

ITEM 9

GENERAL INFORMATION:

APPLICANT	Dean Henderson - Saxe Development LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.
PROPERTY OWNER	Eldene Kay Henderson Living Trust
REQUEST	No. 18PL095 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 21 of Block 4 of 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 Lots 1 thru 14 of Chalkstone Subdivision
PARCEL ACREAGE	Approximately 4 acres
LOCATION	At the northern terminus of Chalkstone Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Meade County
South:	Low Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 28, 2018
REVIEWED BY	Vicki L. Fisher / Roger Olsen

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan, the construction drawings 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

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- 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. The plat document shall also be revised to address redline comments;
2. Upon submittal of a Development Engineering Plan application, construction plans for Haines Avenue shall be submitted for review and approval showing the street constructed with a minimum 36-foot wide paved surface, curb, gutter, street light conduit and sewer or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Haines Avenue or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Chalkstone Court 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, street light conduit, water and sewer. In addition, the cul-de-sac bulb 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. The construction plans shall also show the construction of a sidewalk along Chalkstone Court or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, construction plans for Coal Bank Court shall be submitted for review and approval verifying the location of a manhole at the northern terminus of the street or showing the construction of a manhole at this location;
 5. 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;
 6. 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;
 7. 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;
 8. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and

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- approval;
9. 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;
 10. 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;
 11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 13. Upon submittal of a Final Plat application, the plat document shall be revised labeling the 20 foot wide drainage easement located along the common lot line of proposed Lots 12 and 13;
 14. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 1.5 additional feet of right-of-way along Coal Bank Court;
 15. 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,
 16. 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 is proposing to subdivide an existing 4-acre lot to create 14 residential lots. The lots range in size from 0.16-acres to 0.56-acres and are to be known as Lots 1 through 14 of Chalkstone Subdivision.

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:

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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, ditches for drainage and a 12-inch water main along the east side of the street. Upon submittal of a Development Engineering Plan application, construction plans for Haines Avenue must be submitted for review and approval showing the street constructed with a minimum 36-foot wide paved surface, curb, gutter, street light conduit and sewer or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Haines Avenue or a Variance from the City Council must be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

Chalkstone Drive: Chalkstone Drive currently terminates along the south lot line of proposed Lot 14 creating a dead end street. Chalkstone 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. 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 Court: Coal Bank Court is an existing street located along the west lot line of proposed Lot 1. 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. Currently, Coal Bank Court is located in a 49-foot wide right-of-way and constructed to local street standards. The proposed plat identifies the dedication of 1.5 feet of additional right-of-way, which is half of the right-of-way needed for a local street. The previously approved construction plan for the street identified a manhole at the northern terminus of Coal Bank Court. The preliminary construction drawings submitted with this application do not show the manhole. As such, upon submittal of a Development Engineering Plan application, construction plans for Coal Bank Court must be submitted for review and approval verifying the location of a manhole at the northern terminus of the street or showing the construction of a manhole at this location.

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

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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 12-inch water main currently exists in Haines Avenue and a 6 inch water main exists in Coal Bank Court. 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.

Sewer: An 8-inch sewer main currently exists at the current terminus of Coal Bank Drive and Chalkstone Drive. 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.