

STAFF REPORT
February 21, 2019

No. 19PL004 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream LLC
REQUEST	No. 19PL004 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the balance of Tract A of the E1/2 of the SW1/4 and the W1/2 of the SE1/4 less Lot H1 of Section 9, T1N, R8E, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 and Lot 2 of Orchard Meadows No.2
PARCEL ACREAGE	26.44 acres
LOCATION	Southeast of the intersection of Elk Vale Road and E. Highway 44
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Employment/Low Density Neighborhood
SURROUNDING ZONING	
North:	General Commercial District
South:	Limited Agricultural District (Pennington County)
East:	General Agricultural District
West:	General Agricultural District - Flood Hazard District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	January 25, 2019
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. 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. All final engineering reports shall be signed and sealed

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- by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
2. Upon submittal of a Development Engineering Plan application, construction plans for the Jaffa Garden Way cul-de-sac bulb shall be submitted for review and approval showing the dedication of a minimum 118-foot diameter right-of-way and the construction of a minimum 96-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;
 3. Upon submittal of a Development Engineering Plan application, construction plans for the Jim Street cul-de-sac bulb shall be submitted for review and approval showing the dedication of a minimum 118-foot diameter right-of-way and the construction of a minimum 96-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, the plat document shall be revised to show access to Lot 2 of Tract A. In addition, construction plans shall be submitted showing the access located within a minimum 50-foot wide easement and constructed with a minimum 20-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 Elk Vale Road shall be submitted for review and approval showing the installation of curb, gutter, street light conduit, sewer and water or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Elk Vale Road 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;
 6. Prior to approval of a Development Engineering Plan application, the lift station construction plans currently being reviewed by Rapid Valley Sanitary District shall be finalized. In addition, utility easement(s) shall be secured as needed;
 7. 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 approval if subdivision improvements are required;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 10. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed drainage improvements;
 11. 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,
 12. 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 create two lots, leaving a

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non-transferable balance. The lots will be known as Lots 1 and 2 of Orchard Meadows No. 2 and are sized 16.03 acres and 9.84 acres, respectively.

The property is located at the western terminus of Jaffa Garden Way and Jim Street, southeast of the intersection of Elk Vale Road and 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 Agriculture District. The City's Future Land Use Plan identifies the appropriate use of the property as Employment with a small portion within the southern area as Low Density Neighborhood. The applicant should be aware that the property must be rezoned in compliance with the City's Future Land Use Plan prior to issuance of a building permit.

Jaffa Garden Way: The property is located at the western terminus of Jaffa Garden Way, a commercial street. The plat document identifies the dedication of a cul-de-sac bulb on proposed Lot 2. Upon submittal of a Development Engineering Plan application, construction plans for the bulb must be submitted for review and approval showing the dedication of a minimum 118-foot diameter right-of-way and the construction of a minimum 96-foot diameter paved surface 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.

Jim Street: The property is located at the western terminus of Jim Street, a local street. The plat document identifies the dedication of a cul-de-sac bulb on proposed Lot 2. Upon submittal of a Development Engineering Plan application, construction plans for the bulb must be submitted for review and approval showing the dedication of a minimum 118-foot diameter right-of-way and the construction of a minimum 96-foot diameter paved surface 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.

Access to Lot 2 of Tract A: A gravel driveway extending across Lot 1 currently serves as access to Lot 2 of Tract A. Upon submittal of a Development Engineering Plan application, the plat document must be revised to secure the access within an easement. In addition, construction plans must be submitted showing the access located within a minimum 50-foot wide easement and constructed with a minimum 20-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 document must be submitted with the Development Engineering Plan application.

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Elk Vale Road: Elk Vale Road is located along the west lot line and is classified as a principal arterial street on the City's Major Street Plan requiring that it be located in 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. Currently, Elk Vale Road is located in a 300-foot wide right-of-way and constructed with two northbound lanes and two south bound lanes. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road must be submitted for review and approval showing the installation of curb, gutter, street light conduit, sewer and water or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Elk Vale Road 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.

Utilities: The property is served by Rapid Valley Sanitary District. Rapid Valley Sanitary District staff have indicated that they are currently reviewing construction plans submitted by the applicant for the design of a lift station needed to serve the property. Prior to approval of a Development Engineering Plan application, the lift station construction plans must be finalized. In addition, utility easement(s) must be secured as needed.

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.

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