

STAFF REPORT
February 21, 2019

No. 19PL005 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

APPLICANT	DTH, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 19PL005 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract A less Tract BR of Neff F and S Subdivision No. 4, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 13 and drainage lot of Block 9 and Lots 2 thru 14 of Block 10 of Big Sky Subdivision
PARCEL ACREAGE	5.11 acres
LOCATION	West of the intersection of Degeest Drive and Avenue A
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	January 25, 2019
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. The redlined comments shall be returned to Engineering Services. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the

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- Development Engineering Plan application. The redlined comments shall be returned to the Engineering Division;
2. Upon submittal of a Development Engineering Plan application, construction plans for Avenue A 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 or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Avenue A 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 Sweetbriar Street 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 approximately 130-feet of sewer from proposed Avenue A to the northern boundary of the property or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Sweetbriar Street 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, 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 Rapid City Municipal Code and Rapid Valley Sanitary District requirements. A water master plan, or excerpts from the water master plan, for the entire development shall be submitted for review and approval to show how the water system will be addressed to serve the proposed development. In addition, utility easements shall be secured as needed;
 5. 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, the Rapid City Municipal Code and Rapid Valley Sanitary District requirements. In particular, the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. A sewer master plan, or excerpts from the sewer master plan, for the entire development shall be submitted for review and approval showing how the sewer system will be addressed to serve the proposed development. Utility easements shall also be secured as needed;
 6. 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;
 7. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual and the Race Track Drainage Basin Plan 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. A drainage master plan, or excerpts from the drainage master plan, for the entire development shall be submitted for review and

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- approval to show how the drainage system will be addressed to serve the proposed development. 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, an agreement shall be submitted for recording securing ownership and maintenance of the proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed 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 application to create 25 residential lots and a drainage lot, leaving a non-transferable balance. The residential lots range in size from 0.15 acres to 0.20 acres and are a part of the Big Sky Subdivision.

The property is located west of the intersection of Degeest Drive and Avenue A. 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. The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The proposed plat to create 25 residential lots is in compliance with the adopted plan.

Master Plan: The applicant has submitted a Master Plan for the remaining unplatted non-

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transferable balance. The Master Plan includes a mix of commercial and residential development. An approximate 850-foot long cul-de-sac street, shown as "Big Sky Drive", is proposed directly north of the property currently being platted. The cul-de-sac will serve as access to 27 single family residential lots. Section 2.13 of the Infrastructure Design Criteria Manual states that a cul-de-sac shall not serve more than 20 lots. In addition, an intermediate turnaround must be provided at intervals not exceeding 600 feet. Prior to submitting a Preliminary Subdivision Plan for this phase of the development, the layout must be revised to comply with the Infrastructure Design Criteria Manual.

The Master Plan also identifies a conflict with street alignment(s) and street names pertaining to Big Sky Drive and Patricia Street. The applicant has been put on notice that this issue must be addressed prior to submitting a plat for this area of the property.

Avenue A: The proposed plat identifies the extension of Avenue A from Degeest Drive to Sweetbriar Street. Proposed Avenue A will serve as access to each of the proposed residential lots. The street 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. Upon submittal of a Development Engineering Plan application, construction plans for Avenue A must be submitted for review and approval or an Exception must be obtained. In addition, a Variance must be obtained to waive the requirement to provide sidewalk. If obtained, a copy of the approved Exception and/or Variance must be submitted with the Development Engineering Plan application.

Sweetbriar Street: Sweetbriar Street is located along the west lot line of the property and 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. The applicant has submitted a site plan showing that Sweetbriar Street is currently located in a 60-foot wide right-of-way and constructed with a 22-foot wide paved surface, water and sewer along the southern 160-feet of the street as it abuts the property. Upon submittal of a Development Engineering Plan application, construction plans for Sweetbriar Street must 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 approximately 130-feet of sewer from proposed Avenue A to the northern boundary of the property or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Sweetbriar Street 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.

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 range from approximately 46 psi to 133 psi requiring pressure reducing valves on all water services within the development.

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 Rapid City Municipal Code and Rapid Valley Sanitary District requirements. A water master plan, or excerpts from the

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water master plan, for the entire development must be submitted for review and approval to show how the water system will be addressed to serve the proposed development. In addition, utility easements must be secured as needed.

Sewer: The property is located within the Rapid Valley Sanitary District 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, the Rapid City Municipal Code and Rapid Valley Sanitary District requirements. In particular, the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. A sewer master plan, or excerpts from the sewer master plan, for the entire development must be submitted for review and approval showing how the sewer system will be addressed to serve the proposed development. Utility easements must also be secured as needed.

Drainage: The property is located in the Race Track Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual and the Race Track Drainage Basin Plan 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. A drainage master plan, or excerpts from the drainage master plan, for the entire development must be submitted for review and approval to show how the drainage system will be addressed to serve the proposed development. In addition, drainage easements must be secured as needed.

Drainage Lot: The proposed plat identifies a 0.35-acre drainage lot. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of the proposed drainage lot. In addition, major drainage easements must be dedicated for the proposed 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

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Zoning and Subdivision Regulations assuming compliance with the stated stipulations.