

STAFF REPORT
February 21, 2019

No. 19PL006 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	SODAK Development Company
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Sodak Development Company
REQUEST	No. 19PL006 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NE1/4 less Homestead Subdivision and less right-of-way of Section 3, T1N, R8E, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 9 thru 19 of Block 4, Lots 11 thru 17 of Block 5, Lot 8 of Block 9, Lots 7 thru 21 of Block 10 and Lots 1 thru 7 of Block 11 of Homestead Subdivision
PARCEL ACREAGE	Approximately 12.49 acres
LOCATION	East of the existing terminus of Homestead Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential 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. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street

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- located in a minimum 68-foot wide right-of-way and with an additional 10-feet of right-of-way the first 200 feet as the street extends west from Reservoir Road, and constructed with a minimum 34-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 Homestead 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;
2. Upon submittal of a Development Engineering Plan application, construction plans for Reservoir Road shall be submitted for review and approval showing the dedication of 83 feet of right-of-way (66-foot wide section line highway and 17 additional feet dedicated from the subject property) and the construction of a minimum 36-foot wide paved surface, curb, gutter, street light conduit, sewer and water mains or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk 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 Braelynn Lane 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 Braelynn Lane 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 Jones Drive shall be submitted for review and approval showing the street located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-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 Jones Drive 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;
 5. Upon submittal of a Development Engineering Plan application, construction plans for Shape Court shall be submitted for review and approval showing the street located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, street light conduit, water and sewer or an Exception shall be obtained. In addition, the cul-de-sac bulb shall be located within 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 Shape 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;
 6. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for

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- review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and Rapid Valley Sanitary District requirements. The water plans shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows and provide sufficient system capacity. In addition, utility easements shall be secured as needed;
7. 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. Utility easements shall also be secured as needed;
 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 approval;
 9. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual and the County Heights 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. 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. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show Lot 17, Block 5 with a minimum lot size of 6,500 square feet or a Variance from the Zoning Board of Adjustment shall be obtained;
 12. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 13. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 14. 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;
 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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create 41 residential lots. The residential lots range in size from 0.134 acres to 0.308 acres and are a part of the Homestead Subdivision.

The property is located east of the eastern terminus of Homestead Street. 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 Low 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 41 residential lots is in compliance with the adopted plan.

Lot Size: As previously noted, the property is zoned Low Density Residential District which requires a minimum lot size of 6,500 square feet. All of the proposed lots meet or exceed the minimum lot size requirement with the exception of Lot 17, Block 5. The proposed plat identifies this Lot 17 with a lot size of 0.134 acres, which is 5,837.04 square feet. As such, prior to submittal of a Development Engineering Plan application, the plat document must be revised to show Lot 17, Block 5 with a minimum lot size of 6,500 square feet or a Variance from the Zoning Board of Adjustment must be obtained.

Homestead Street: As a result of this plat, Homestead Street will be extended connecting with Reservoir Road. Homestead Street 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 with an additional 10-feet of right-of-way the first 200 feet as the street extends west from Reservoir Road, and constructed with a minimum 34-foot wide paved surface, curb, gutter, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street must be submitted for review and approval as identified or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Homestead 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.

Reservoir Road: Reservoir Road 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 requiring that the street 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 water mains. Currently, Reservoir Road is located within a 66-foot wide section line highway and constructed with an approximate 30-foot wide graveled surface. On November 5, 2018, the

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City Council granted an Exception waiving the requirement to improve Reservoir Road from the intersection of Homestead Street north to the north lot line of the property. Upon submittal of a Development Engineering Plan application, construction plans for Reservoir Road must be submitted for review and approval showing the dedication of 83 feet of right-of-way (66-foot wide section line highway and 17 additional feet dedicated from the subject property) and the construction of a minimum 36-foot wide paved surface, curb, gutter, street light conduit, sewer and water mains or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Reservoir Road 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.

Braelynn Lane: Braelynn Lane 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 Braelynn Lane 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.

Jones Drive: Jones Drive is classified as a lane place street requiring that it be located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, sidewalk street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Jones Drive 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.

Shape Court: Shape Court, a cul-de-sac street, is classified as a lane place street requiring that it be located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, sidewalk street light conduit, water and sewer. In addition, the cul-de-sac bulb 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 for Shape Court 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.

Water: The property is located within the Rapid Valley Sanitary District service area. There is currently a 16-inch City of Rapid City transmission main located within the proposed Homestead Street right-of-way. The main location must be in compliance with the Infrastructure design Criteria Manual and located a minimum of three feet either side of the curb and gutter. The existing easement for the water main must be fully located within the future dedicated right-of-way for Homestead Street. In addition, the design of the street

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must ensure that the proposed street vertical profile does not cause the water main to be excessively deep or shallow.

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 water master plan, 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, 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 County Heights 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, 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.

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.