

STAFF REPORT
April 4, 2019

No. 19PL020 - Preliminary Subdivision Plan

ITEM #6

GENERAL INFORMATION:

APPLICANT	Joseph Simpson
AGENT	Kyle Hibbs - KTM Design Solutions, Inc.
PROPERTY OWNER	Hermano, LLC
REQUEST	No. 19PL020 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract E of Fountain View Subdivision, located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B and Lot 8 of Fountain View Subdivision (9 proposed lots)
PARCEL ACREAGE	Approximately 4.68 acres
LOCATION	On the north side of Harmony Heights Lane
EXISTING ZONING	Medium Density Residential District -
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Medium Density Residential District (Planned Development)
East:	Medium Density Residential District (Planned Development) - General Agricultural District
West:	General Agricultural District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	March 8, 2019
REVIEWED BY	John Green / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, an Engineering Report per Chapter 1.15 of the Infrastructure Design Criteria Manual shall be submitted for review and approval. In addition, permits required for construction shall be approved and

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- issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed 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 showing the installation of one intermediate turnaround for fire access no more than 600-feet from the terminus of Harmony Heights Lane shall be submitted for review and approval, 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 showing the installation of one fire hydrant at an interval not to exceed 450-feet from existing fire hydrants serving the property shall be submitted for review and approval, 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, water plans and analysis shall be submitted for review and approval that demonstrate that the water service to the lots is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Design reports shall be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a professional engineer;
 5. Upon submittal of a Development Engineering Plan application, a sewer design report shall be submitted for review and approval that demonstrates that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. The design report shall be in conformance with the Infrastructure Design Criteria Manual, and signed and sealed by a professional engineer;
 6. Upon submittal of a Development Engineering Plan application, drainage plans and reports demonstrating stormwater detention at historic rates and stormwater quality management for the proposed lots shall be submitted for review and approval. Additionally, all drainage easements shall be provided as necessary;
 7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, the plat document shall show all necessary easements, including drainage easements and utility easements;
 10. Upon submittal of a Final Plat application, an agreement securing ownership and maintenance of proposed drainage elements shall be submitted for recording;
 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. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing 4.68 acre lot into eight residential townhome lots and a single 3.23 acre lot to be used for a proposed assisted living center. The lots will range in size from 0.11 acres to 3.23 acres

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and are to be known as Lots 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, and Lot 8 of Fountain View Subdivision. The applicant previously submitted a Preliminary Subdivision Plan application (File#18PL076) for proposed lots 6A, 6B, 7A, and 7B that was approved by the Rapid City City Council on October 15, 2018. As per the applicant's submitted Phasing Plan, proposed Lot 8 is intended to constitute the first phase of development on the property, while Lots 2A - 5B will represent the second phase of development on the property.

The subject property is zoned Medium Density Residential District and is located approximately 550-feet northeast of the intersection of Sunny Springs Drive and Harmony Heights Lane. The property is currently 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 Medium Density Residential District, which lists both assisted living centers and townhomes as a permitted use. The Future Land Use Plan identifies the property as Urban Neighborhood, which lists Medium Density Residential District as an identified zoning district in Urban Neighborhood.

Harmony Heights Lane: Harmony Heights Lane is classified as a local street requiring that the street 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, and sewer. Currently, Harmony Heights Lane is located in a 70-foot right-of-way and is in compliance with local street design standards.

Additionally, the portion of Harmony Heights Lane serving the subject property is a cul-de-sac street that measures approximately 1300-feet long. Pursuant to the Rapid City Infrastructure Design and Criteria Manual Section 2.13.2, intermediate turnarounds on cul-de-sacs must be provided at intervals not to exceed 600-feet. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing the installation of one intermediate turnaround no more than 600-feet from the terminus of Harmony Heights Lane, 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 subject property is located in the Deadwood Avenue Drainage Basin and rises in elevation approximately 50-feet from northwest to southeast. The proposed development will place structures along the eastern lot line adjacent to Harmony Heights Lane. If the proposed structures are located lower in elevation than Harmony Heights Lane, drainage plans must demonstrate that stormwater runoff will not leave the Harmony Heights Lane right-of-way and inundate the structures below the road. A Major Drainage Easement must

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be dedicated over the 100-year storm drainage area and for any proposed drainage improvements, including locations of all drainage elements.

Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code must be submitted for review and approval for the proposed subdivision improvements. The drainage report must demonstrate that stormwater detention is provided at historic rates and provides storm water quality treatment. In addition, easements must be provided as needed. Upon submittal of a Final Plat application, documentation must be submitted for recording securing maintenance and ownership of any proposed drainage elements.

Water: A 14-inch water main currently exists in the Harmony Heights Lane right-of-way. There are currently two fire hydrants serving the property that are located approximately 715-feet apart along Harmony Heights Lane. Rapid City Infrastructure and Design Criteria Manual Section 3.9.9 states that fire hydrants shall be provided at intervals not to exceed 450-feet. Upon submittal of Development Engineering Plans, construction plans showing the installation of an additional fire hydrant within 450-feet of existing hydrants serving the property must be submitted for review and approval, 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.

Additionally, upon submittal of a Development Engineering Plan application, water plans and analysis must be submitted for review and approval that shows that the water service to the lots is adequate to meet estimated domestic flows and required fire flows to support the proposed development.

Sewer: An 8-inch sewer main exists in the Harmony Heights Lane right-of-way. Based on the existing topography on the subject property and depth of the existing sewer service, City Staff has indicated that providing gravity sewer service to all proposed lots may be difficult. Additionally, proposed Lot 8 isn't currently shown with any sewer service and providing adequate sewer service to Lot 8 may be challenging with future development. Upon submittal of a Development Engineering Plan application, a sewer design report must be submitted for review and approval that demonstrates that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. The design report must be in conformance with the Infrastructure Design Criteria Manual, and signed and sealed by a professional engineer.

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

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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 be entered into with the City for additional stormwater control improvements if needed.

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.