

STAFF REPORT
May 23, 2019

No. 19PL035 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream, LLC
REQUEST	No. 19PL035 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract L of Orchard Meadows, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1A thru 20B of Block 1 and Lot 1A thru 20B of Block 2 of Orchard Meadows (80 townhome lots)
PARCEL ACREAGE	Approximately 11.14 acres
LOCATION	West of Elderberry Boulevard
EXISTING ZONING	Medium Density Residential District (Planned Development)
FUTURE LAND USE DESIGNATION	Urban Neighborhood/Employment
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District II
East:	Low Density Residential District II
West:	General Agricultural District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	April 26, 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, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application.
2. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to provide a minimum 4,000-square foot lot size for each of the proposed townhome lots or a Final Planned Development application shall be submitted, reviewed and approved

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3. granting lot size Exception(s) for 14 of the proposed lots;
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 by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
4. Upon submittal of a Development Engineering Plan application, construction plans for Jerusalem Boulevard, Road A, Road B and Road C shall be submitted for review and approval showing the street(s) 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 plans shall also include a turnaround on Road C in conformance with the Infrastructure Design Criteria Manual. In addition, the horizontal curves on Road B as it intersects with Jerusalem Boulevard and Road A shall meet AASHTO minimum horizontal curve radii lengths or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
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 as approved by the Rapid Valley Sanitary District. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, easements shall be provided as needed;
6. 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 and as approved by the Rapid Valley Sanitary District shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. In addition, the construction plans for a lift station, force main and related appurtenances shall be submitted to the Rapid Valley Sanitary District for review and approval. Easements shall also be provided as needed;
7. 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 shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, the drainage plan shall confirm that there will be no inter-basin transfer of stormwater between the Perrine Drainage Basin and the Unnamed Tributary Drainage Basin. Easements shall also be dedicated 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 if subdivision improvements are required;
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. Prior to submittal of a Final Plat application, street names for Road A, B and C shall be

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- submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
12. 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;
 13. 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,
 14. 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 80 townhome lots. The lots range in size from 3,700-square feet to 9,334.3-square feet and are a part of the Orchard Meadows Development.

The property is located west of Elderberry Boulevard, approximately 100 feet north of Jim 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 currently zoned Medium Density Residential District with a Planned Development Designation. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit. Chapter 17.50.020 of the Rapid City Municipal Code requires a minimum lot size of 4,000-square feet for each townhome lot. The applicant's site plan identifies that 14 of the 80 townhome lots do not meet the minimum lot size requirement. Prior to submittal of a Development Engineering Plan application, the plat document must be revised to meet the minimum lot size requirement as identified or a Final Planned Development application must be submitted, reviewed and approved granting lot size Exception(s) for the 14 lots.

Local Streets: Jerusalem Boulevard, Road A, Road B and Road C are classified as local streets requiring that they 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 the streets must be submitted for review and approval as identified 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.

Road C is a dead-end street designed with a hammerhead turnaround. The Infrastructure

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Design Criteria Manual allows a hammerhead turnaround; however, utilizing this design in lieu of a cul-de-sac bulb within a residential development may create difficulties with garbage trucks and snow plows by requiring backing in the right-of-way to accommodate the adjacent residential lots. Upon submittal of a Development Engineering Plan application, construction plans for the proposed turnaround in conformance with the Infrastructure Design Criteria Manual 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.

The horizontal curves on Road B as it intersects with Jerusalem Boulevard and Road A do not meet AASHTO minimum horizontal curve radii lengths. Upon submittal of a Development Engineering Plan application, the horizontal curves as identified must be revised to meet AASHTO minimum horizontal curve radii lengths or an Exception must be obtained. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

Water: The property is served by Rapid Valley Sanitary District. 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 and as approved by the Rapid Valley Sanitary District. 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. In addition, easements must be provided as needed.

Sewer: As noted above, the property is served by Rapid Valley Sanitary District. Rapid Valley Sanitary District staff have indicated that a lift station is needed prior to issuance of a building permit to provide service to this phase of Orchard Meadows. As such, the applicant has entered into an agreement with Rapid Valley Sanitary District to ensure that the lift station is operational prior to issuance of a building permit. A Final Planned Development must also be approved prior to issuance of a building permit. The Final Planned Development will serve as a tool to ensure that the City does not issue building permits until Rapid Valley Sanitary District has approved the construction of the lift station.

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 and as approved by the Rapid Valley Sanitary District 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 in conformance with the Infrastructure Design Criteria Manual. In addition, the construction plans for a lift station, force main and related appurtenances must be submitted to the Rapid Valley Sanitary District for review and approval. Easements must also be provided as needed.

Drainage: A majority of the property is located in the Perrine Drainage Basin with the exception of the northeast corner. This portion of the property is located in the Unnamed Tributary Drainage Basin. 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 address

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storm water quantity control and storm water quality treatment. In addition, the drainage plan must confirm that there will be no inter-basin transfer of stormwater between the Perrine Drainage Basin and the Unnamed Tributary Drainage Basin. Easements must also be dedicated 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.