

STAFF REPORT
July 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream LLC
REQUEST	No. 20PL033 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Lot A of North Valley Park Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot K and Lot A1 of North Valley Park Subdivision
PARCEL ACREAGE	Approximately 13.14 acres
LOCATION	Southeast of the intersection of N. Creek Drive and Eglin Street
EXISTING ZONING	Light Industrial District - General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial/Mixed Use Commercial/Urban Neighborhood
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District II
East:	Heavy Industrial District - General Agricultural District
West:	Light Industrial District - General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 8, 2020
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

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 pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. 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

STAFF REPORT

July 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM 4

- 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 for North Valley Drive, a collector street, shall be submitted for review and approval showing the street located in a minimum 68-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception or Variance (sidewalk). A minimum 32-foot pavement width is required adjacent to commercial and/or industrial properties. The pavement width shall widen to 34 feet at the southern limits of the project adjacent to residential uses to allow on-street parking. 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, the Traffic Impact Study shall be updated to address the proposed changes in land use;
 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 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, an Exception shall be obtained to allow a dead-end main or the plans shall be revised to provide looping of the North Rapid system in compliance with the Infrastructure Design Criteria Manual. Easements shall also be provided as needed;
 5. 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 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, easements shall be provided as needed;
 6. 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. Major drainage easements and conveyances shall also be required to allow upstream future lots northeast of N. Valley Drive to drain to Pond S819;
 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 for the required subdivision improvements;
 8. Upon submittal of a Development Engineering Plan application, a geotechnical report shall be submitted for review and approval. The report shall specifically address the roadway embankment requirements with the significant fill associated with the roadway profile;
 9. Upon submittal of a Development Engineering Plan application, a cost estimate for the 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, requests for oversize costs shall be

STAFF REPORT

July 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM 4

- approved by the City Council;
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 application to create one industrial lot (25.02 acres), 3 commercial lots (1.44 acres, 1.88 acres and 2.47 acres, respectively) and one multi-family lot (10.02 acres). The proposed development is a part of the North Valley Park Subdivision.

The applicant has also submitted a Rezoning request (File #20RZ031) to change the zoning designation on a 3.789-acre portion of proposed Lot 1 from General Agriculture District to Light Industrial District. The northern portion of the property is currently zoned Light Industrial District and the southern portion of the property is zoned General Agriculture District.

The property is located southeast of the intersection of N. Creek Drive and Eglin 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: As previously noted, the applicant has submitted a Rezoning request (File #20RZ031) to change the zoning designation on a 3.789-acre portion of proposed Lot 1 from General Agriculture District to Light Industrial District. The northern portion of the property is currently zoned Light Industrial District and the southern portion of the property is zoned General Agriculture District. The applicant's Master Plan identifies a mix of commercial, residential and industrial uses on the proposed lots. The applicant should be aware that the property must be rezoned as needed to support the proposed land use(s) prior to issuance of a building permit.

The City's Future Land Use Plan identifies the appropriate use of the property located north of N. Valley Drive as Mixed Use Commercial and Industrial. The area south of N. Valley Drive is identified as appropriate for Urban Neighborhood. The specific boundaries do not fully align with the applicant's Master Plan; however, they generally follow the preferred land use patterns for this area. As such, staff will bring forward an amendment to the Future Land Use

STAFF REPORT

July 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM 4

Plan that aligns with the applicant's Master Plan as a part of the next periodic update to the plan.

N. Valley Drive: N. Valley Drive 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 constructed with a varying pavement width depending upon on-street parking requirements, curb, gutter, sidewalk, street light conduit, water and sewer. In order to provide the required on-street visitor parking for residential development, a minimum pavement width of 34-feet will be required within the southern portion of the proposed street. Upon submittal of a Development Engineering Plan application, construction plans for N. Valley Drive must be submitted for review and approval as identified and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception or Variance (sidewalk) must be met. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Section 2.6 of the Infrastructure Design Criteria Manual states that "a street with a single access shall not be used for more than forty dwelling units. A second access shall be provided when more than forty (40) dwelling units are accessed from a street". The applicant should be aware that an Exception may be required from the City Council if the final land use plan results in more than 40 dwelling units with one point of access

Water: A 12-inch water main has been constructed to the west boundary of the subject property in N. Valley Drive with Phase I of the development. Please note that this section has not yet been accepted. The proposed lots are located in the Low Level Water Zone, which serves elevations of 3,100 feet to 3,300 feet. It appears that the North Rapid Pressure Zone, which serves 3,300 feet to 3,450 feet, begins just east of this phase. The applicant has submitted a Master Utility Plan that shows the low level water main connecting to the North Rapid Pressure Zone. This is not an approved form of looping and will require an Exception be approved for a dead-end main or plans showing looping of the North Rapid system in compliance with the Infrastructure Design Criteria Manual must be submitted as a part of the Development Engineering Plan application.

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 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, an Exception must be obtained to allow a dead-end main or the plans must be revised to provide looping of the North Rapid system in compliance with the Infrastructure Design Criteria Manual. Easements must also be provided as needed.

The Fire Department has noted that if fire flow requirements cannot be met, all structures within the subdivision must be provided with approved fire sprinkler protection. System design and installation must meet the system requirements of NFPA 13, 13R and 13D, as applicable.

Sewer: A 10-inch sanitary sewer main has been constructed to the west boundary of the subject property in N. Valley Drive with Phase I of the development. Please note that this section has not yet been accepted.

STAFF REPORT

July 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM 4

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 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, easements must be provided as needed.

Drainage: The property is primarily located in the Box Elder South Drainage Basin. Detention Pond S819 was recently designed and constructed as a part of Phase I of the development. Pond S819 addresses detention and water quality requirements for Phase 2, provided conveyance elements and easements are included with the Development Engineering Plan application. Based on proposed grading for those lots shown to be lower than the street, drainage will need to be addressed to ensure that the 100-year storm does not overtop curb and inundate properties. Major drainage easements and conveyances will also be required to allow upstream future lots northeast of N. Valley Drive to drain to Pond S819.

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 as identified above. In addition, upon submittal of a Final Plat application, major drainage easements and conveyances will be required to allow upstream future lots northeast of N. Valley Drive to drain to Pond S819.

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.

Traffic Impact Study: The applicant has previously submitted a Traffic Impact Study for the proposed development. However, the recently submitted revised Master Plan identifies alternate land uses within areas of the development. As such, upon submittal of a Development Engineering Plan application, the Traffic Impact Study must be updated to address the proposed changes in land use

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.

STAFF REPORT
June 25, 2020

No. 20PL033 - Preliminary Subdivision Plan

ITEM
