

STAFF REPORT
July 23, 2020

No. 20PL048 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Shannon Schad
AGENT	Renner Associates, LLC
PROPERTY OWNER	Ballista, LLC
REQUEST	No. 20PL048 - Preliminary Sudivision Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of the NW1/4 of the SE1/4 and the unplatted portion of Lot 1 in the NE1/4 of the SW1/4, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 4 and 5A and 5B of Beckman Subdivision
PARCEL ACREAGE	Approximately 4.13 acres
LOCATION	North of the eastern terminus of Beckman Drive
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	No Zone (United States of America in Trust)
South:	Medium Density Residential District
East:	No Zone (United States of America in Trust)
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 26, 2020
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Sudivision 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. In addition, 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

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- with City Standards, as required by the Infrastructure Design Criteria Manual. In addition, all information required per Chapter 16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval as applicable;
2. Upon submittal of a Development Engineering Plan application, construction plans for Beckman Drive shall be submitted for review and approval showing the street located in a minimum 50-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement or shall meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, the east right-of-way line shall be extended to the east property line to include the area of steep roadway embankment;
 3. Upon submittal of a Development Engineering Plan application, construction plans for the "shared access easement" located on proposed Lot 1 shall be submitted for review and approval showing the easement with a minimum width of 20 feet and constructed with a minimum 16-foot wide paved surface or shall meet criteria for obtaining an Exception. 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, the plat document shall be revised to show proposed Lot 4 as a "flagpole lot" or construction plans shall be submitted for review and approval for the proposed "access easement" located along the common lot line between Lot 3 and Lot 5A . In particular, the construction plans shall show the easement with a minimum width of 20 feet and constructed with a minimum 16-foot wide paved surface or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan;
 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. 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, the design report shall demonstrate that adequate water capacity and pressure are available at the proposed building location site(s). Easements shall also 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 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, construction plans shall be submitted for review and approval adjusting the manhole located outside of the roadway near the curve of Beckman Drive to be closer to the street for easier access. 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, easements shall be provided as needed;
 8. Upon submittal of a Development Engineering Plan application, a grading plan shall be submitted for review and approval. The grading plan shall show lowering the building pad elevations as needed to ensure that building sites do not exceed the 3,450-foot elevation to be

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served by the South Canyon-Arrowhead Water Zone. In addition, the grading plan shall address the ditch located outside the right-of-way along the inside of the curve of Beckman Drive. In particular the grading plan shall show eliminating the ditch to allow drainage to overland flow to the street or a drainage easement shall be dedicated and an agreement shall be entered into to secure maintenance to convey drainage across the property;

9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
10. Prior to approval of the Development Engineering Plan application, the water and sewer plans shall be approved by the South Dakota Department of Environment and Natural Resources;
11. Prior to Development Engineering Plan approval, an engineer's cost estimate shall be signed and approved;
12. Prior to Development Engineering Plan approval, any necessary off-site easements shall be secured;
13. Upon submittal of a Final Plat application, the plat document shall include a 6-foot wide exterior maintenance easement on either side of the common lot line between Lot 5A and 5B;
14. Upon submittal of a Final Plat application, the plat document shall be revised to show the lots located in "Block 3";
15. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been accepted 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create four single-family residential lots and two townhome lots. The lots will range in size from 0.126 acres to 0.897 acres and are a part of the Beckman Subdivision.

The property is located north of the eastern terminus of Beckman Drive. 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 which allows both single family and townhome development. The proposed lots meet the minimum lot size requirement for the proposed use(s).

The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood, which supports single-family and townhome residential development. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

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Beckman Drive: Beckman Drive, a cul-de-sac street, is identified 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 to allow visitor parking, curb, gutter, sidewalk, street light conduit, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Beckman Drive must be submitted for review and approval as identified and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement or must meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, the east right-of-way line must be extended to the east property line to include the area of steep roadway embankment.

Shared Access Easement: A shared access easement is located on proposed Lot 1 to serve as access to Lot 1 and Lot 2. Upon submittal of a Development Engineering Plan application, construction plans for the easement must be submitted for review and approval showing the easement with a minimum width of 20 feet and constructed with a minimum 16-foot wide paved surface or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Access Easement: An access easement is proposed along the common lot line of proposed Lot 3 and Lot 5A to serve as access to Lot 4 from the cul-de-sac bulb of Beckman Drive. It is recommended that the lot layout be revised to show Lot 4 as a “flagpole lot”, eliminating the need to secure an access easement. If the applicant chooses to retain the access easement, then upon submittal of a Development Engineering Plan application, construction plans for the easement must be submitted for review and approval showing the easement with a minimum width of 20 feet and constructed with a minimum 16-foot wide paved surface or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Water: The property is located in the South Canyon – Arrowhead Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of the proposed development is approximately 3,390 feet to 3,480 feet. Proposed Lots 1 and 2 have portions of the property above the 3,450-foot elevation. 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, the design report must demonstrate that adequate water capacity and pressure are available at the proposed building location site(s). 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.

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Sewer: An 8-inch sewer main is located in Beckman Drive to serve the proposed development. 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, construction plans must be submitted for review and approval adjusting the manhole located outside of the roadway near the curve of Beckman Drive to be closer to the street for easier access. Easements must also be provided as needed.

Drainage: The property is located in the Red Dale Basin. There are no major drainage elements within the project area. 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 storm water quantity control and storm water quality treatment. In addition, easements must be provided 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.

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