

STAFF REPORT
May 26, 2016

No. 16PL023 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Andrew J. Severson
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Andrew J. Severson
REQUEST	No. 16PL023 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract 2 and Tract 4 Less Lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 22 of Block 1 of Pine View Terrace
PARCEL ACREAGE	Approximately 36.26 acres
LOCATION	East of Park Drive
EXISTING ZONING	Low Density Residential District II (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District II (Planned Development Designation) - Low Density Residential District (Planned Development)
South:	Public District
East:	General Agricultural District - Low Density Residential District
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 4, 2016
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the construction

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- drawings shall be revised to address redlined comments or an Exception shall be obtained to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment. A copy of the approved Exception shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the Development Engineering Plan application;
2. 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 if subdivision improvements are required. 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;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Park Drive shall be submitted for review and approval showing the extension of the existing sewer main to the southern boundary of Phase One and sidewalk on unbuildable lot(s). In addition, additional right-of-way shall be dedicated as needed to provide one-half of the minimum required 68 foot wide right-of-way from the property or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering application;
 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;
 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;
 6. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer shall be submitted for review and approval. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements shall be provided as needed;
 7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
 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, a Covenant Agreement shall be submitted for recording identifying maintenance and ownership of any proposed major drainage elements if needed. In addition, the plat document shall be revised to show all major drainage improvements located within a Major Drainage Easement;
 10. Upon submittal of a Final Plat application, the plat document shall be revised to show utility easements as needed and securing the proposed shared approaches within a shared approach easement;
 11. Upon submittal of a Final Plat application, the property owner shall pay an assessment

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- as provided in the agreement between Andrew J. Severson and Jane Cary and the City of Rapid City dated August 9, 1993 or as provided in any subsequent agreement between the property owner and the City;
12. 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,
 13. 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 create 22 townhome lots leaving a non-transferable balance. The lots range in size from 9,450 square feet to 21,350 square feet and will be known as Lots 1 through 22, Block 1, Pine View Terrace.

The property is located approximately 650 feet north of the intersection of Corral Drive and Park Drive on the east side of Park 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 Low Density Residential District II with a Planned Development Designation. Townhomes are a permitted use in the Low Density Residential District II. However, since the property is located in a Planned Development Designation, a Final Planned Development must be approved prior to issuance of a building permit.

Master Plan: The applicant has submitted a Master Plan showing the property being platted in three phases as follows:

Phase One: Create 22 townhome lots along Park Drive;

Phase Two: Create 12 townhome lots along a proposed cul-de-sac street extending east and north of Park Drive; and,

Phase Three: Create 27 single family residential lots along two proposed cul-de-sac streets extending from the adjacent property located directly east of this property. The street connection on the adjacent property is currently not constructed. Upon submittal of a plat application for Phase Two, the Master Plan must show access being extended from Phase Two to Phase Three or the adjacent street must be constructed in order to ensure that Phase Three is not left as a land locked parcel.

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This Preliminary Subdivision Plan is for Phase One only.

Park Drive: Park Drive is located along the west lot line of the property and serves as access to the proposed townhome lots in Phase One. Park Drive is classified as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface to allow parking along both sides of the street or 30 foot wide paved surface to allow parking on one side of the street, curb, gutter, sidewalk, street light conduit, water and sewer. Park Drive is currently located in a varying right-of-way width and constructed to meet collector street standards with the exception of a sewer main along the southern portion of the street and a sidewalk along east side of the street. Sidewalks will be provided as a part of a building permit for the proposed townhome lots, with the exception of any proposed unbuildable lots such as a drainage lot. Upon submittal of a Development Engineering Plan application, construction plans for Park Drive must be submitted for review and approval showing the extension of the existing sewer main to the southern boundary of Phase One and sidewalk on unbuildable lot(s). In addition, additional right-of-way shall be dedicated as needed to provide one-half of the minimum required 68 foot wide right-of-way from the property or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering application

Drainage: The south and east portions of the property are located in the Arrowhead Drainage Basin with the balance of the property located in the Wonderland Drive Drainage Basin. The applicant should be aware that no inter-drainage basin transfer can occur

Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The drainage plan and report must address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements must be provided as needed. Upon submittal of a Final Plat application, a Covenant Agreement must be submitted for recording identifying maintenance and ownership of any proposed major drainage elements if needed. In addition, the plat document must be revised to show all major drainage improvements located within a Major Drainage Easement.

Water: An 8 inch water main exists along Park Drive. The property is located within the Southwest High high pressure zone. Based on the City's water model, available fire flow in the 8 inch water main at HY-3146 near the north property boundary at 50% reservoir is ~690 gpm @ ~75 psi residual. At HY-3370, the high point in Park Drive, the fire flow at 50% reservoir is ~1035 GPM @ ~60 psi residual. These flows provide for a velocity less than 12 fps in the 8 inch water main which satisfies minimum pressure requirements in the area. 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.

The applicant should be aware that additional water main construction and looping will be

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required to provide service to Phase 2 and/or Phase 3 of the proposed development.

Sewer: An 8 inch sewer main exists in Park Drive adjacent to the proposed townhome lots with the exception of the last 100 feet. As such, a sewer main must be constructed to serve the proposed townhome lots within this area. In addition, 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.

The applicant should be aware that sewer must be constructed to serve proposed Phase 2 and 3 of the development pursuant to current City criteria at the time of platting these phases. It is anticipated that sewer to serve Phase 3 will need to come from the north or east of the property. Additional master planning will be needed to identify the sewer alignment.

Agreement: In 1993, an agreement was secured between the City and property owner(s) along Park Drive that identified an assessment for the construction of Park Drive. This property owner has been working with the City to replace the agreement. Upon submittal of a Final Plat application, the property owner must pay the assessment as provided in the agreement between Andrew J. Severson and Jane Cary and the City of Rapid City dated August 9, 1993 or as provided in any subsequent agreement between the property owner and the City.

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.