

STAFF REPORT
February 18, 2021

No. 21PL007 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Buffalo East LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Buffalo East LLC
REQUEST	No. 21PL007 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot F of Block 2 of Buffalo Crossing Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 13 of Block 4 of Buffalo Crossing Subdivision (13 residential lots and a drainage lot)
PARCEL ACREAGE	Approximately 5.31 acres
LOCATION	7223 Healing Way
EXISTING ZONING	Office Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Office Commercial District (Planned Development Designation)
East:	Low Density Residential District II (Planned Development)
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 21, 2021
REVIEWED BY	Vicki L. Fisher / Dan Kools

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 property shall be rezoned from Office Commercial District to Medium Density Residential District;

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2. Upon submittal of a Development Engineering Plan application, construction plans for Cul-de-sac "A" shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street or shall meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb shall be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
4. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
5. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) 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 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;
6. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Environment and Natural Resources shall be secured;
7. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
8. Prior to submittal of a Final Plat application, a street name for proposed Cul-de-sac "A" shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street name shall be shown on the plat document;
9. 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 all drainage improvements;
10. 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,
11. 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 13 residential lots and a drainage lot. The lots range in size from 0.16 acres to 1.11 acres and are a part of the Buffalo Crossing Subdivision.

The applicant has also submitted a Rezoning request (File #21RZ008) to change the zoning designation of the subject property from Office Commercial District to Medium Density Residential District.

The property is located in the northwest corner of the intersection of Healing Way and Addison Avenue. Currently the property is void of any structural development.

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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 #21RZ008) to change the zoning designation of the subject property from Office Commercial District to Medium Density Residential District. However, the City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial. Mixed Use Commercial identifies higher density residential development as a secondary use and identifies the Office Commercial District as a secondary permitted zoning designation. As such, rezoning the property as proposed to create a single-family residential development is not in compliance with the City's Future Land Use Plan or the adopted Comprehensive Plan. Subsequently, prior to submittal of a Development Engineering Plan application, the property must be rezoned as proposed to allow the plat to go forward. The applicant should be aware that the property is also located within a Planned Development Overlay requiring that a Final Planned Development Overlay application be approved prior to issuance of a building permit for any development of the subject property.

Healing Way/Addison Avenue: Healing Way is located along the east lot line of the property and Addison Avenue is located along the south lot line. The streets are classified as a collector street and a commercial street, respectively. Both streets are currently constructed in compliance with the Infrastructure Design Criteria Manual. As such, no additional improvements to the two streets are required as a part of this plat.

Cul-de-sac A: The proposed plat identifies "Cul-de-sac A", a cul-de-sac street, extending north from Addison Avenue to serve as access to 13 residential lots. Cul-de-sac A is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual. In addition, the cul-de-sac bulb must be constructed pursuant to Figure 2-4 of the Infrastructure Design Criteria Manual. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval as identified 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.

Prior to submittal of a Final Plat application, a street name for proposed Cul-de-sac "A" must be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street name must be shown on the plat document.

Water: The proposed lots are located immediately adjacent to the Skyline Water Zone which serves elevations of 3,680 feet to 3,900 feet. The elevation of the proposed development is approximately 3,780 feet. There is an existing 12-inch water main in the Healing Way right-of-way and an existing 8-inch water main in the Addison Avenue right-of-way. Upon submittal

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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, easements must be provided as needed.

Sewer: A 12-inch sewer main exists within the Healing Way right-of-way. The applicant's utility plan identifies the extension of an 8-inch sewer main in the Addison Avenue right-of-way and the Cul-de-sac A right-of-way. 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 located in the South Truck Route Drainage Basin. The drainage basin plan does not identify any detention elements in the vicinity of the proposed project. As such, drainage must be detained to pre-development rates. There is an existing Major Drainage Easement located within proposed Lot FR. There may be opportunities for stormwater detention in this area. This is an existing 36-inch storm sewer discharging into this area from Healing Way and an 18-inch storm sewer that discharges to the east under Healing Way. 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. The drainage system evaluation must also address all discharge points for post versus pre-developed run-off.

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.

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