

STAFF REPORT
March 25, 2021

No. 21PL016 - Preliminary Subdivision Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	DTH, LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 21PL016 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of the NE1/4 less Rainbow Ridge Subdivision and less right-of-way, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 19 thru 26 of Block 1, Lots 9 thru 14 of Block 2 of Rainbow Ridge Subdivision
PARCEL ACREAGE	Approximately 51.86 acres
LOCATION	West of Bunker Drive at the current Sagewood Street terminus
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	General Agricultural District - General Agricultural District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District (Planned Development)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 26, 2021
REVIEWED BY	Vicki L. Fisher / Roger Olsen

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;

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2. Upon submittal of a Development Engineering Plan application, construction plans for Sagewood Street 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, an intermediate turnaround and the cul-de-sac bulb at the street terminus 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. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 28 dwelling units on a cul-de-sac street in lieu of a maximum of 20 or the plat document shall be revised accordingly;
4. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
6. 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;
7. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Environment and Natural Resources shall be secured;
8. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
9. Prior to submittal of a Final Plat application, the lots in Block 1 shall be renumbered to take into account the existing lot numbers that already exist in Block 1;
10. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in residential structures if Sagewood Street serves more than 20 housing units. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,
11. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative if Sagewood Street serves more than 20 housing units;
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 all 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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 14 residential lots, leaving an unplatted balance. The lots range in size from 0.27 acres to 1.05 acres and are a part of the Rainbow Ridge Subdivision.

The property is located at the northern terminus of Sagewood 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 Low Density Residential District with a Planned Development Designation. The Low Density Residential District requires a minimum lot size of 6,500 square feet for a single-family residential development. All of the proposed lots exceed the minimum lot size requirement.

The applicant should be aware that since the property is also located within a Planned Development Designation, a Final Planned Development Overlay application must be approved prior to issuance of a building permit for any development of the subject property.

Master Plan: The applicant has submitted a Master Plan identifying the unplatted balance as a future phase of development. The applicant should be aware that a maximum of 40 dwelling units can be served by Sagewood Street. Additional density will require that a second point of access be provided. It is also unclear if access to adjacent properties will be provided as a part of the future phase of development. Please note that approval of this Preliminary Subdivision Plan does not indicate approval of the Master Plan.

Sagewood Street: Sagewood Street is an existing 750-foot long cul-de-sac street and is classified as a local street pursuant to the Infrastructure Design Criteria Manual. The proposed plat identifies the extension of the street an additional 780 feet resulting in a 1,530-foot long cul-de-street. Section 2.13.2 of the Infrastructure Design Criteria manual states that an intermediate turnaround must be provided along a cul-de-sac street every 600 feet. As such, upon submittal of a Development Engineering Plan application, construction plans for Sagewood Street must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street or must meet criteria for obtaining an Exception. In addition, an intermediate turnaround and the cul-de-sac bulb at the street terminus must be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

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Section 2.13.1 of the Infrastructure Design Criteria Manual states that a cul-de-sac street shall not serve more than 20 housing units. The street currently serves 14 lots. As a result of this plat, the street will serve a total of 28 lots. As such, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow 28 housing units on a cul-de-sac street in lieu of a maximum of 20 or the plat document must be revised accordingly. The Fire Department has indicated that if an Exception is granted, the following stipulations must be met:

1. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in residential structures. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,
2. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative.

Water: Two 12-inch PVC water mains exist in this section of Sagewood Street. One main is in the Lower Northridge PRV Water Zone, which serves elevations of 3,440 feet to 3,550 feet, and the other main is in the Upper Northridge Water Zone, which serves elevations of 3,550 feet to 3,760 feet. The elevation of the proposed development is approximately 3,450 feet to 3,550. Upon submittal of a Development Engineering Plan application, the applicant must identify which water main will serve the proposed 14 lots. In addition, 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: An 8-inch PVC sewer main exists in Sagewood Street with a manhole located approximately 25 feet from the end of pavement with a stub-out to the southwest, beyond the pavement at -3% slope. The sewer main must be extended from the stub-out for the full length of this project. Up on submittal of a Development Engineering Plan application, the applicant must determine if an 8-inch sewer main is adequate to serve the proposed development. In addition, 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 Box Elder 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. The report must show that the drainage is being detained to pre-development rates and must identify the Drainage Basin Elements in the project area. The drainage system evaluation must also address all discharge points for post versus pre-developed run-off and determine whether storm sewer will be required in the street. In addition, easements must be dedicated as needed.

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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.