

STAFF REPORT
April 22, 2021

No. 21PL032 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Pink Cabin, LLC
AGENT	Towey Design Group
PROPERTY OWNER	Pink Cabin, LLC
REQUEST	No. 21PL032 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the NW1/4 less Lot H1 and Lot H2 of the W1/2 of the NW1/4, less Lot H-1 of the SW1/4 of the NW1/4, less Moon Meadows Park Subdivision, less right-of-way, located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 12 of Block 3 of Moon Meadows Park Subdivision
PARCEL ACREAGE	Approximately 1.94 acres
LOCATION	West of Healing Way between Sammis Trail and Moon Meadows Drive
EXISTING ZONING	Office Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Development Designation)
East:	Medium Density Residential District (Planned Development)
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 26, 2021
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

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1. Upon submittal of a Development Engineering Plan application, construction plans for Healing Way, a commercial street unless the subject property is rezoned from Office Commercial District to Medium Density Residential District, then the street is a local street, shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with an additional 10 feet of right-of-way the first 200 feet as it extends from Moon Meadows Drive 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;
2. Upon submittal of a Development Engineering Plan application, an H Lot shall be obtained from the adjacent property to secure half the required right-of-way for Healing Way or the two property owner(s) shall combine their Development Engineering Plan application for Healing Way into one application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Sammis Trail, a commercial street unless the subject property is rezoned from Office Commercial District to Medium Density Residential District, then the street is a local street, shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception or the right-of-way shall be vacated once Moon Meadows Drive right-of-way is dedicated and the street is constructed to provide access to the south and east of the subject property. 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, documentation shall be provided verifying that the off-site channel and pond located north of the subject property is sized for this development;
5. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
7. 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 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;
8. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Environment and Natural Resources shall be secured;
9. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
10. Prior to submittal of a Final Plat application, the property shall be rezoned from Office Commercial District to Medium Density Residential District to allow the townhome development;
11. Upon submittal of a Final Plat application, the plat document shall show the proposed vacation of that portion of the existing 100-foot wide access and utility easement located on the proposed lots. In addition, written documentation shall be submitted from all of the affected utility companies indicating concurrence with the request;
12. Upon submittal of a Final Plat application, an agreement shall be submitted for recording

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- 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 12 townhome lots. The lots will range in size from 0.12 acres to 0.16 acres and are being proposed as a part of the Moon Meadows Park Subdivision.

The property is located in the southwest corner of the intersection of Moon Meadows Drive and Healing Way. 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 Office Commercial District with a Planned Development Designation. The Office Commercial District does not allow townhome or single-family development. As such, prior to submittal of a Final Plat application, the property must be rezoned from Office Commercial District to Medium Density Residential District to allow the proposed townhome development. The applicant should be aware that prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval by the Planning Commission. The proposed lots meet the minimum lot size requirement for a townhome development.

Healing Way: Healing Way is located along the west lot line of the property and is currently classified as a commercial street. However, if the subject property is rezoned to Medium Density Residential to allow the townhome development, then the street will be classified as a local street. As such, upon submittal of a Development Engineering Plan application, construction plans for Healing Way must be submitted as a commercial street or a local street depending upon the zoning of the subject property, pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with an additional 10 feet of right-of-way the first 200 feet as it extends from Moon Meadows Drive or must 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. In addition, upon submittal of a Development Engineering Plan application, an H Lot must be obtained from the adjacent property to secure half the required right-of-way for Healing Way or the two property owner(s) must combine their Development Engineering Plan application(s) for Healing Way into one application.

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Sammis Trail: Sammis Trail is located along the south side of the subject property and is currently classified as a commercial street. As noted above, if the subject property is rezoned to Medium Density Residential to allow the townhome development, then the street will be classified as a local street. As such, upon submittal of a Development Engineering Plan application, construction plans for Sammis Way must be submitted as a commercial street or a local street depending upon the zoning of the subject property, pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or must 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.

Water: The proposed lots are located in the Skyline Water Zone which serves elevations of 3,680 feet to 3,900 feet. The elevation of the proposed development is approximately 3,670 feet to 3,810 feet.

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, easements must be provided as needed.

Sewer: An 8-inch sewer main is stubbed south from the Moon Meadows Drive/Healing Way intersection. A 12-inch sewer main is stubbed east from the Moon Meadows Drive/Healing Way intersection. A Previous analysis anticipated a lift station further east which will lift to the 12-inch main located in Moon Meadows Drive.

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 Landfill 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. 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. Documentation must also be provided verifying that the off-site channel and pond located north of the subject property is sized for this development. In addition, easements must be dedicated 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

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Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval as required.

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.