

STAFF REPORT
April 22, 2021

No. 21PL030 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Kirk Simet
AGENT	KLJ
PROPERTY OWNER	Founding Equity Land Partners LLC
REQUEST	No. 21PL030 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NW1/4 less Lot H-2 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 and 2, Lots 15 thru 21 of Moon Meadows Ridge Subdivision
PARCEL ACREAGE	Approximately 39.76 acres
LOCATION	East of Moon Meadows Drive terminus
EXISTING ZONING	Medium Density Residential District (Initial Planned Development)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	Limited Agricultural District (Pennington County)
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 25, 2021
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Moon Meadows Drive, a principal arterial 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. In addition, the surface design should be concrete matching the existing Moon Meadows Drive design. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan

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- application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Healing Way, a commercial street unless the property located west of the right-of-way 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;
 3. 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;
 4. Upon submittal of a Development Engineering Plan application, construction plans for Sammis Trail, 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;
 5. Upon submittal of a Development Engineering Plan application, construction plans for Street A, a lane place cul-de-sac 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. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
 6. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
 7. Upon submittal of a Development Engineering Plan application, a Traffic Impact Study shall be submitted for review and approval or an Exception shall be obtained to waive the requirement for Phase One of the proposed development;
 8. Upon submittal of a Development Engineering Plan application, documentation that the off-site channel and pond located to the north of the subject property is sized for this development and that this development is authorized to utilize these facilities;
 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, 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;
 11. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Environment and Natural Resources shall be secured;
 12. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
 13. Prior to submittal of a Development Engineering Plan application, if necessary, an oversize

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agreement shall be in place for any oversize elements such as pavement, water and sewer mains;

14. Prior to submittal of a Final Plat application, Lot 21 shall be revised removing the existing right-of-way for Sammis Trail from the lot until such time as the right-of-way is vacated;
15. Prior to submittal of a Final Plat application, a street name for "Street 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;
16. 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;
17. 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,
18. 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 6 townhome lots and 3 single-family residential lots, leaving an unplatted non-transferable balance. The lots will range in size from 0.135 acres to 0.259 acres and are being proposed as Phase One of the Moon Meadows Ridge Subdivision.

The property is located in the southeast 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 Medium Density Residential District with an Initial Planned Development to allow for a senior housing project on the property. The applicant should be aware that prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval to allow the townhome/single family residential development that is now being proposed. The proposed lots meet the minimum lot size requirement for a townhome and a single-family residential lot, respectively.

The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Townhome and single-family residential development are identified as preferred uses within the designation. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

Moon Meadows Drive: Moon Meadows Drive is located along the north lot line of proposed Lot

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1A and is identified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Please note that it is recommended that the street be constructed with concrete to match the existing design of Moon Meadows Drive west of the subject property.

Upon submittal of a Development Engineering Plan application, construction plans for Moon Meadows Drive must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant may request reimbursement for additional costs related to the arterial street design.

Healing Way: Healing Way is located along the west lot line of the property and is currently classified as a commercial street. However, the City is currently reviewing a Preliminary Subdivision Plan on the property located along the west side of Healing Way that will require the property to be rezoned from Office Commercial District to Medium Density Residential District. If the property is rezoned to support the associated Preliminary Subdivision Plan, then Healing Way 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 adjacent 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.

Sammis Trail: Sammis Trail is located along the south side of the subject property and is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Sammis Trail, must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception or the right-of-way must 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 must be submitted with the Development Engineering Plan application. In addition, prior to submittal of a Final Plat application, Lot 21 must be revised removing the existing right-of-way for Sammis Trail from the lot until such time as the right-of-way is vacated.

Street A: Street A is a proposed lane place cul-de-sac 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, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the lane place street must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design

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Criteria Manual or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must 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. A 16-inch water main has been constructed in Moon Meadows Drive from Mount Rushmore Road to Healing Way, and stubbed to the east of Moon Meadows Drive. A 12-inch water main has been stubbed south of the Moon Meadows Drive/Healing Way intersection. An oversize agreement may be required if development doesn't require the 12-inch water main in Healing Way and the 16-inch water main in Moon meadows Drive.

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 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. Documentation must also be submitted for review and approval identifying that the off-site channel and pond located to the north of the subject property is sized for this development and that this development is authorized to utilize these facilities

Master Plan: The applicant has submitted a Master Plan that includes 80 acres with a total of 201 residential lots to be developed in 7 phases. Moon Meadows Drive currently serves as exclusive access to the subject property. It is anticipated that future development of the area will result in the extension of Healing Way to Catron Boulevard. The applicant should be aware that a second point of access must be provided prior to platting any future phases of the proposed development pursuant to Section 2.6 of the Infrastructure Design Criteria

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Manual which limits no more than 40 dwelling units with one point of access. The applicant must also be aware that a feasibility study will be required for the proposed lift station per the Infrastructure Design Criteria Manual in order to provide sewer service to future phases of the proposed development. It should also be noted that proposed Phase 2 includes a portion of an adjacent property owned by Orthopedic Land Co. As such, this property owner must sign all applications being submitted to the City for review when they include any portion of the neighboring property. Please note that approval of this Preliminary Subdivision Plan does not indicate approval of the Master Plan.

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.

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.