

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

GENERAL INFORMATION:

APPLICANT	BH Capital, LLC
AGENT	TM Design Solutions, Inc.
PROPERTY OWNER	BH Capital, LLC
REQUEST	No. 17PL013 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The N1/2 of the NW1/4 excepting therefrom Lot H5 of the NE1/4 of the NW1/4; the N1/2 of the SE1/4 of the NW1/4 excepting therefrom Lot H1; Lot AB of the NW1/4 as shown by the Plat recorded in Book 12 of the Highway Plats on page 17, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 14 of Block 1, Lots 1 thru 14 of Block 2 of Johnson Ranch Subdivision
PARCEL ACREAGE	Approximately 4.27 acres
LOCATION	Southeast of the E. St. Patrick and South Valley Drive intersection
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Low Density Residential District
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	February 10, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, an Exception shall be

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

- obtained to dedicate a 4 foot wide minor drainage and utility easement along all interior lot lines or the plat document shall show the dedication of the required 8 foot wide minor drainage and utility easement along all interior lot lines. If the Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow rollover curb along Street B or the construction plans shall include standard curb and gutter. The Exception request shall include drainage analysis showing that the modified curb will adequately convey stormwater drainage in accordance with the Infrastructure Design Criteria Manual Chapter 4 requirements and shall demonstrate that the rollover curb, driveways and accessible ramps are fully ADA compliant. If the 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, the red line plan comments shall be addressed. In addition, the redline plan comments shall be returned with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, construction plans for Street B shall be submitted for review and approval showing the street 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 or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 5. Upon submittal of a Development Engineering Plan application, construction plans for South Valley Drive shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way. In addition, the street shall be constructed with a minimum 32 foot wide paved surface to allow a three lane section with curb, gutter, sidewalk, street light conduit and water upsized in accordance with the Rapid Valley Sanitary District master plan or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 6. 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 and in compliance with the Rapid Valley Sanitary District master plan. 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;
 7. 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 and in compliance with the Rapid Valley Sanitary District master plan 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 and the Rapid Valley Sanitary District master plan;
 8. 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 shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. Perpetual ownership and

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

- maintenance of rear yard drainage ways, detention ponds, drainage structures and other related drainage improvements shall be identified. Easements shall also be provided as needed and shall accommodate estimated maximum high water levels including minimum one foot of freeboard. Publicly maintained easements shall be a minimum 20 feet in width and in accordance with the Infrastructure Design Criteria Manual;
9. 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 shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction;
 10. Prior to approval of the Development Engineering Plan application, submitted 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;
 11. 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;
 12. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 13. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a minimum lot size of 6,500 square feet or the associated Final Planned Development shall be approved reducing the lot size(s) as proposed;
 14. Prior to submittal of a Final Plat application, the property shall be annexed into the City limits of Rapid City;
 15. Prior to submittal of a Final Plat application, street name(s) shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall show the approved street names;
 16. 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,
 17. 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 28 residential lots from 48.84 acres, leaving an unplatted balance. The lots are to be known as Lots 1 through 14 of Block 1 and Lots 1 through 14 of Block 2 of the Johnson Ranch Subdivision. The applicant has also submitted a Master Plan and a Phasing Plan for the balance of the 48.84 acres showing the future subdivision and development of the entire property with a mix of commercial and residential uses. This Preliminary Subdivision Plan is identified as Phase 1B on the Master Plan.

A portion of the 48.84 acres, which consists of 37.232 acres, is located outside of the City limits. As such, the applicant has submitted a Petition of Annexation (File #17AN002) to

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

annex the 37.232 acres into the City limits of Rapid City. On February 23, 2017, the Planning Commission recommended approval of the Annexation Petition. On February 23, 2017, the Planning Commission also recommended approval of a Preliminary Subdivision Plan to create two lots as Phase 1A of the Johnson Ranch Development. These applications will be considered at the March 6, 2017 City Council meeting. The applicant has also submitted six associated Rezoning requests to create a mix of commercial and residential lots within the Johnson Ranch Subdivision. The Rezoning requests will be considered at the March 9, 2017 Planning Commission meeting. Please note that the area of the property that includes this Preliminary Subdivision Plan is being rezoned from No Use District to Low Density Residential District.

The property is located approximately 600 feet south of the intersection of East Saint Patrick Street and South Valley Drive, on the east side of South Valley 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:

Annexation: As previously indicated, a portion of the 48.84 acres is located outside of the City limits which includes Phase 1B. Pursuant to Chapter 16.040.090 of the Rapid City Municipal Code, the area of the subject property being platted must be annexed into the City prior to submittal of a Final Plat application. Upon annexation the property will be zoned No Use District and must be rezoned within 120 days after the effective date of the annexation.

Zoning: As previously indicated, the applicant has submitted a Rezoning request to rezone the property from No Use District to Low Density Residential District. The Low Density Residential District requires a minimum lot size of 6,500 feet. The proposed plat identifies two 8,831 square foot lots and 26 lots with a lot size of 4,922 square feet. The applicant has submitted a Final Development Plan application which includes an Exception request to reduce the lot size for the 26 lots from 6,500 square feet to 4,922 square feet. Prior to submittal of a Final Plat application, the plat document must be revised to provide a minimum lot size of 6,500 square feet or the associated Final Planned Development must be approved reducing the lot size(s) as proposed. The applicant should be aware that the property must be rezoned prior to issuance of a building permit.

Master Plan: The applicant has submitted a Master Plan showing a mix of commercial and residential development for the 48.84 acres. The Master Plan identifies that the property will be developed in several phases. Future phases of the development identify additional smaller lots in order to provide work force housing. The applicant is currently working with staff to provide a pocket park for the proposed development as a part of a future phase. In consideration of the additional densities, the applicant has agreed to provide residential fire

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

suppression systems in each of the primary residential structures. Please note that approval of this Preliminary Subdivision Plan does not indicate approval of the master plan. Staff will continue to work with the applicant to ensure that the master plan meets City design standards while creating a unique housing development.

Neighborhood Meeting: On February 28, 2017, the applicant held a neighborhood meeting with area residents to provide information regarding the Johnson Ranch Subdivision. The meeting was attended by approximate 30 area residents as well as representatives from the City. The applicant has provided a summary of the meeting which has been linked as an attachment to this item.

Street B: The site layout identifies Street B extending east from South Valley Drive to serve as access to the proposed lots. Street B 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, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Street B must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

The applicant has indicated that Street B will include rollover curbs in lieu of standard curb and gutter as per the Infrastructure Design Criteria Manual for a local street. Prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow the proposed rollover curb or the construction plans must include standard curb and gutter. The Exception request must include drainage analysis showing that the modified curb will adequately convey stormwater drainage in accordance with the Infrastructure Design Criteria Manual Chapter 4 requirements and must demonstrate that the rollover curb, driveways and accessible ramps are fully ADA compliant. If the Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

South Valley Drive: South Valley Drive is located along the west lot line and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Please note that the applicant has submitted an Exception request to waive the requirement to complete all of the required improvements. City Council will consider the Exception request at their March 6, 2017 City Council meeting.

Upon submittal of a Development Engineering Plan application, construction plans for South Valley Drive must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Traffic Impact Study: As previously noted, Johnson Ranch is a phased development consisting of a mix of commercial and residential uses. A Traffic Impact Study will be required when accumulative peak hour trip generations are expected to exceed 100 vehicles for nonresidential development or any residential development with 150 or more dwelling units.

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

In addition, a Traffic Impact Study may be required if Exception(s) are requested to waive street improvement requirements in order to adequately review the Exception requests and assess the impact of the project on existing or proposed street(s). The applicant has indicated that a Traffic Impact Study has been commissioned and that the completed study will be submitted to the City for review and approval upon completion.

Drainage: The property is located within the Unnamed Tributary 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 for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment.

Rear yard drainage is being proposed on all of the proposed residential lots within this phase of the development. Upon submittal of a Development Engineering Plan application, perpetual ownership and maintenance of rear yard drainage ways, detention ponds, drainage structures and other related drainage improvements must be identified. Easements must also be provided as needed and must accommodate estimated maximum high water levels including minimum one foot of freeboard. Publicly maintained easements must be a minimum 20 feet in width and in accordance with the Infrastructure Design Criteria Manual.

Water: The proposed lots are located in the Rapid Valley Sanitary District service boundary. 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 and the Rapid Valley Sanitary District master plan. 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 secured as needed.

Sewer: As previously noted, the proposed lots are located in the Rapid Valley Sanitary District service boundary. 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 and the Rapid Valley Sanitary District master plan 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.

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

STAFF REPORT
March 9, 2017

No. 17PL013 - Preliminary Subdivision Plan

ITEM

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