

STAFF REPORT
April 20, 2017

No. 17PL028 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Kevin Buntrock - DKEA, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 17PL028 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract A less Red Rock Village Subdivision, less Red Rock Meadows Subdivision, less Red Rock Village platted lots, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 13 thru 14 of Block 2 and Lots 9 thru 22 of Block 3 of Red Rock Village Subdivision
PARCEL ACREAGE	Approximately 7.56 acres
LOCATION	Lying along Lahinch Street
EXISTING ZONING	Low Density Residential District I
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District II
South:	General Agricultural District
East:	General Agricultural District - Low Density Residential District I
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 24, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for

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- Lahinch Street 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;
3. 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. 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. Utility easements shall be provided as needed;
 4. 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 shall be submitted for review and approval. The design report shall demonstrate that the Red Rock Meadows Lift Station is sized to accommodate flows from this area. A sewer master plan shall also be submitted to ensure that the proposed sewer can serve future development. The sewer design report shall be in conformance with the Infrastructure Design Criteria Manual. Utility easements shall be provided as needed;
 5. 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 plan shall address storm water quantity control and storm water quality treatment. Drainage easements shall also be provided as needed;
 6. Upon submittal of a Development Engineering Plan application, a geotechnical report including an analysis of soil corrosivity for all proposed subdivision improvements shall be submitted for review and approval;
 7. 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. 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;
 8. 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;
 9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 10. Prior to submittal of a Final Plat application, the associated Final Plat securing the right-of-way for Hunter Street and the eastern portion of Lahinch Street right-of-way located outside the boundary of this plat shall be recorded or this plat shall be revised to include the dedication of the right-of-way;
 11. 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,
 12. 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 application to create 16 residential lots. The lots will range in size from 11,322 square feet to 34,277 square feet and are a part of the Red Rock Village development.

The property is located at the northern terminus of Lahinch Street and is currently 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 Low Density Residential District which requires a minimum lot size of 6,500 square feet. As previously noted, the lots will range in size from 11,322 square feet to 34,277 square feet meeting the minimum lot size requirement of the Low Density Residential District.

Lahinch Street: Lahinch Street extends through the property and will provide access to the proposed lots. Lahinch Street is identified 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. The applicant has submitted preliminary plans showing that the street will be constructed as identified.

Upon submittal of a Development Engineering Plan, construction plans for Lahinch Street 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 must be submitted with the Development Engineering Plan application.

Drainage: The property is located within the Red rocks 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 plan must address storm water quantity control and storm water quality treatment. Drainage easements must also be provided as needed.

Water/Sewer: A water main and a sewer main are planned to be constructed to this property within Lahinch Street as a part of the adjacent Highpoint Subdivision project. The applicant's preliminary utility plan shows the further extension of water and sewer mains within the proposed Lahinch Street right-of-way to serve the proposed residential lots.

Upon submittal of a Development Engineering Plan application, water and sewer plans and

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analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water 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, the sewer design report must demonstrate that the Red Rock Meadows Lift Station is sized to accommodate flows from this area. A sewer master plan must also be submitted to ensure that the proposed sewer can serve future development. The sewer design report must be in conformance with the Infrastructure Design Criteria Manual. Utility easements must be provided 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 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 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

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January 23, 2014

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