

STAFF REPORT
May 4, 2017

No. 17PL038 - Preliminary Subdivision Plan

ITEM 12

GENERAL INFORMATION:

APPLICANT	Eastern Slope Land Corp.
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Eastern Slope Land Corp.
REQUEST	No. 17PL038 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of the S1/2 of the W1/2 of the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 17 of Block 1; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4 thru 12 of Block 2; Lots 1 thru 14 of Block 3, Lots 1 thru 13 and Tract A of Block 4 and Lot 1 of Block 5 of North Twenty Subdivision
PARCEL ACREAGE	Approximately 20 acres
LOCATION	At the current terminus of Chalkstone, Brooke Street and Country Road
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development) - Medium Density Residential District (Planned Development Designation)
South:	Low Density Residential District II
East:	Medium Density Residential District (Planned Development)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 7, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

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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. 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. In addition, approval of sanitary sewer and water infrastructure improvements from the South Dakota Department of Environment and Natural Resources shall be provided;
3. Upon submittal of a Development Engineering Plan application, construction plans for Country Road shall be submitted for review and approval showing the street located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface to allow parking on both sides of the street, curb, gutter, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained. 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, construction plans for Brooke Street, Chalkstone Drive, Road A and Road B shall be submitted for review showing the streets located within 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. In addition, the cul-de-sac bulb at the eastern terminus of Road A shall be located in a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code 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 the un-named cul-de-sac located in the southwest corner of the property and Cul-de-sac A shall be submitted for review and approval showing the streets 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. In addition, the cul-de-sac bulb shall be located in a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
7. 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;
8. Upon submittal of a Development Engineering Plan application, a sewer design report

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- 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 sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;
- 9, Upon submittal of a Development Engineering Plan application, agreements securing perpetual ownership and maintenance of any drainage ways, detention ponds, drainage structures and other related surface or underground drainage improvements shall be submitted for review and approval. In addition, easements shall 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 requirements;
 10. 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. Stormwater analysis and improvements shall also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall be provided as needed;
 11. Upon submittal of a Development Engineering Plan application, street names for Road A, Road B and Cul-de-sac A shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street names shall be shown on the Final Plat document. The plat document shall also show Country Road as "Country Road West". In addition, Brooke Street and Chalkstone Drive shall be labeled within the boundary of the proposed subdivision;
 12. 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;
 13. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 14. Prior to submittal of a Final Plat application, a note shall be placed on the plat securing a 6 foot wide exterior maintenance easement on either side of a common lot line to provide adequate room for maintenance, repair and alterations for the townhome lots;
 15. Upon submittal of a Final Plat for that portion of the property located along the south lot line, a plat document shall be submitted showing the previously vacated section line highway, including the recording information;
 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 55 single family residential lots and 6 townhome lots. The property will be platted in phases with Phase One including 11 single family residential lots and 6 townhomes. The balance of the proposed development is identified as a "Future Phase".

The property is located west of Country Road between Brooke Street and Chalkstone Drive.

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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. The proposed residential lots meet the minimum lot size requirements of the Medium Density Residential District for a single family residential lot and a townhome lot, respectively.

Country Road: The proposed plat identifies extending Country Road extending east to west through the property. Country Road is identified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface to allow parking on both sides of the street, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Country Road 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 document must be submitted with the Development Engineering Plan application.

Local Streets: Brooke Street, Chalkstone Drive, Road A and Road B are classified as local streets. As such, upon submittal of a Development Engineering Plan application, construction plans for the streets must be submitted for review showing them located within 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 must be obtained. In addition, the cul-de-sac bulb at the eastern terminus of Road A must be located in a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code 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.

Cul-de-sac Streets: The proposed plat identifies two cul-de-sac streets within the proposed development, Cul-de-sac A and an un-named cul-de-sac located in the southwest corner of the property. The cul-de-sac streets are classified as local streets requiring that they be located within 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. In addition, the cul-de-sac bulb(s) must be located within a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or an Exception must be obtained to waive the requirement(s). If an Exception is obtained, a copy of the approved Exception must be submitted with the Development

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Engineering Plan application.

Street Names: As noted above, several of the streets have not been named. As such, upon submittal of a Development Engineering Plan application, street names for Road A, Road B and Cul-de-sac A must be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street names must be shown on the Final Plat document. The plat document must also show Country Road as "Country Road West". In addition, Brooke Street and Chalkstone Drive must be labeled within the boundary of the proposed subdivision.

Section Line Highway: In 2003, the City Council approved a Vacation of Right-of-way request which included the section line highway located along the south lot line of the property. Upon submittal of a Final Plat for that portion of the property located along the south lot line, a plat document must be submitted showing the previously vacated section line highway, including the recording information.

Water: 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 must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements must be secured as needed.

Sewer: Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval as identified. In addition, utility easements must be secured as needed.

Drainage: The property is located within 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 for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment. Stormwater analysis and improvements must also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall 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, agreements securing perpetual ownership and maintenance of any drainage ways, detention ponds, drainage structures and other related surface or underground drainage improvements must be submitted for review and approval. In addition, easements must be provided as needed and must accommodate estimated maximum high water levels including minimum one foot of freeboard. Publicly maintained easements must be a

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minimum 20 feet in width, and in accordance with the Infrastructure Design Criteria manual requirements.

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 be entered into with the City for additional stormwater control improvements if needed.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.