

STAFF REPORT
May 4, 2017

No. 17PL039 - Preliminary Subdivision

ITEM 9

GENERAL INFORMATION:

APPLICANT	Kevin Buntrock - DKEA, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	DKEA, Inc., Selador Ranches Inc.. Cassandra Ward
REQUEST	No. 17PL039 - Preliminary Subdivision
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of Section 30 and Lot 6 (Golf Course), all located in Sections 29 and 30, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota and a Tract of land located in the NE1/4 along the east boundary being 33.01 feet by 2657.7 feet, located in Section 30, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 5 thru 15 of Block 9 and Lots 1 and 2 of Block 17 of Red Rock Estates
PARCEL ACREAGE	Approximately 7.56 acres
LOCATION	West of the northern most section of Prestwick Road
EXISTING ZONING	General Agricultural District - Low Density Residential District - General Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District - Low Density Residential District - General Agricultural District (Pennington County)
South:	General Agricultural District - Low Density Residential District - General Agricultural District (Pennington County)
East:	Low Density Residential District
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 7, 2017

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REVIEWED BY

Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for the western portion of Bethpage Drive shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 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 document shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing handicap ramps at the intersection of Bethpage Drive and Prestwick Road, sidewalk connecting handicap ramps, and sidewalk on any unbuildable parcels in compliance with ADA requirements;
3. Upon submittal of a Development Engineering Plan application, a plat document shall be submitted for review and approval showing the recording information of the previously vacated section line highway extending through the property. In addition, the 33 foot wide public utility easement secured along the eastern 33 feet of the vacated section line highway shall be shown on the plat and construction plans;
4. 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. If it is determined that fire flows cannot be met, the applicant shall work with the Fire Department to ensure that fire protection is being provided for the residential development. Utility easements shall be provided as needed;
5. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing water and sewer services to serve all proposed lots in conformance with the Rapid City Infrastructure Design Criteria Manual and Standard Specifications;
6. 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 sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, the report shall confirm that the Red Rock Estates Lift Station is sized to accommodate flows from this area. A Sewer Master Plan shall also be submitted for review and approval to ensure that the proposed sewer can serve future development. Utility easements shall be provided as needed;
7. Upon submittal of a Development Engineering Plan application, construction plans showing the extension of a sewer main from Prestwick Road across proposed Lot 6 to the western property line within the existing utility easement shall be submitted for review and approval to extend sewer to the property boundary;
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 any required subdivision improvements. The drainage plan shall address

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- storm water quantity control and storm water quality treatment. Drainage easements shall also be provided as needed;
9. Upon submittal of a Development Engineering Plan application, a geotechnical analysis, including soil corrosivity analysis shall be submitted for review and approval for all subdivision improvements;
 10. Upon submittal of a Development Engineering Plan application, a site plan shall be submitted demonstrating that a building envelope exists on all of the proposed lots due to the limitations imposed by the existing public utility easement that extends through the property, the requirement to extend a sewer main across Lot 6 of Block 9 and the drainage concerns on proposed Lot 7 of Block 9. If a lot is solely for drainage, then it shall be identified as such and an ownership and maintenance agreement shall be submitted for recording with the Final Plat application;
 11. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 58 dwelling units with one point of access in lieu of a maximum of 40 dwelling units as per the Infrastructure Design Criteria Manual or the construction plans shall be revised to provide a second point of access;
 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 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;
 14. 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;
 15. Upon submittal of a Final Plat application, the Infrastructure Development Partnership Fund Loan payment shall be submitted;
 16. Prior to submittal of a Final Plat application, that portion of the property located outside of the City limits shall be annexed;
 17. Prior to submittal of a Final Plat application, the applicant shall coordinate with the Register of Deed's office to re-label Lots 5 and 6 of Block 9 and Lots 1 and 2 of Block 17 since they are already used;
 18. 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,
 19. 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 application to create 13 residential lots. The lots range in size from 17,538 square feet to 21,136 square feet and are a part of the Red Rock Estates residential development.

The applicant has also submitted an Annexation Petition (File #17AN003) to annex that portion of the property currently located outside of the City limits and a Rezoning application

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(File #17RZ017) to rezone this portion of the property from No Use District to Low Density Residential District.

The property is west and north of the northern terminus of Prestwick Road. 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 western portion of the previously vacated section line highway is currently zoned General Agriculture District. The balance of the property located within the City limits is zoned Low Density Residential District. The portion of the property located outside of the City limits is currently zoned General Agriculture District by Pennington County. As previously noted, the applicant has submitted Annexation Petition (File #17AN003) to annex that portion of the property currently located outside of the City limits and a Rezoning application (File #17RZ017) to rezone this portion of the property from No Use District to Low Density Residential District. Prior to submittal of a Final Plat application, the property must be annexed as proposed. In addition, prior to issuance of a building permit, the portion of the property zoned No Use District and General Agriculture District must be rezoned to Low Density Residential District. The applicant should be aware that, to date, a Rezoning request to change the zoning designation of the western portion of the previously vacated section line highway from General Agriculture District to Low Density Residential District has not been submitted.

Bethpage Drive: The applicant's site plan shows Bethpage Drive extending west from Prestwick Road to the western boundary of the proposed plat. Bethpage Drive is classified as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. The eastern portion of the street is currently constructed to meet this standard. The applicant site plan shows the western portion will be constructed to also meet this standard.

Upon submittal of a Development Engineering Plan application, construction plans for the western portion of Bethpage Drive must be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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.

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

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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. The drainage report should include an analysis of the drainage through the 72 inch RCP on proposed Lot 7 and identify the area of MDE needed to secure the drainage. Drainage easements must also be provided as needed.

Water: A 12 inch water main exists in Prestwick Road and within Bethpage Drive, for the portion that is constructed. As a part of constructing Bethpage Drive to the west boundary of the property, the water main must also be extended to meet City standards. Available fire flows are a concern in this area. The City has a project that was recently bid to upgrade the booster pump station that serves the area. The booster pump station is scheduled to be online in December 2017, which will improve available fire flow. 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. If it is determined that fire flows cannot be met, the applicant must work with the Fire Department to ensure that fire protection is being provided for the residential development. The Fire Department has noted that fire sprinkler protection is an acceptable option to offset fire flow deficiency. Utility easements must be provided as needed.

Sewer: An 8 inch sanitary sewer main transitioning to a 10 inch main currently exists within Prestwick Road. In addition, an 8 inch sanitary sewer main exists in Bethpage. A utility easement currently exists across Lot 6 of Block 9. A sanitary sewer main must be extended within the easement from Prestwick Road to the western property line extending sewer to the property 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 shall 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 addition, the report must confirm that the Red Rock Estates Lift Station is sized to accommodate flows from this area. A Sewer Master Plan must also be submitted for review and approval to ensure that the proposed sewer can serve future development. Utility easements must be provided as needed.

Section Line Highway: A previously vacated section line highway is located along the western portion of the property. As a part of vacating the section line highway, a 33 foot wide public utility easement was secured along the eastern 33 feet of the section line highway. Upon submittal of a Development Engineering Plan application, a plat document must be submitted for review and approval showing the recording information of the previously vacated section line highway extending through the property. In addition, the 33 foot wide public utility easement secured along the eastern 33 feet of the vacated section line highway must be shown on the plat and construction plans.

Building Envelopes: Upon submittal of a Development Engineering Plan application, a site plan must be submitted demonstrating that a building envelope exists on all of the proposed lots

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due to the limitations imposed by the existing public utility easement that extends through the property, the requirement to extend a sewer main across Lot 6 of Block 9 and the drainage concerns on proposed Lot 7 of Block 9. If a lot is solely for drainage, then it must be identified as such and an ownership and maintenance agreement must be submitted for recording with the Final Plat application.

Access: Section 2.6 of the Infrastructure Design Criteria Manual states that a maximum of 40 dwelling units can be served with one point of access. As a result of this plat, 58 lots will have one point of access. As such, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow 58 dwelling units with one point of access in lieu of a maximum of 40 dwelling units as per the Infrastructure Design Criteria Manual or the construction plans must be revised to provide a second point of access. Please note that if Lot 7 of Block 9 becomes a drainage lot due to drainage concerns, then the number of dwelling units with one point of access is reduced to 57 lots.

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