

STAFF REPORT
May 4, 2017

No. 17PL037 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Yanni Georgas
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yanni Georgas
REQUEST	No. 17PL037 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Stoney Creek South No.2 Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1A, 1B, 1C, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D and Lot D of Stoney Creek South No. 2 Subdivision
PARCEL ACREAGE	Approximately 15.82 acres
LOCATION	Southeast of the intersection of Overview Lane and Nugget Gulch Road
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	Park Forest District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 7, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 Nugget Gulch Road shall be submitted for review and approval showing the construction of street light conduit and additional pavement for a minimum width of 34 feet to allow parking on both sides of the street or provide no parking signs on the east side of the

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- street 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;
2. Upon submittal of a Development Engineering Plan application, the applicant shall confirm that the Nugget Gulch Road right-of-way is graded to accommodate the installation of a 5 foot wide property line sidewalk. If not, grading plans shall be submitted for review and approval to accommodate the sidewalk installation;
 3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval providing water and sewer services to all of the proposed lots in conformance with the Rapid City Infrastructure Design Manual and Standard Specifications;
 4. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval addressing the non-conforming sewer main that fronts the proposed plat in Nugget Gulch Road ending in a termination cleanout instead of the required manhole;
 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 any required subdivision improvements. The drainage plan shall address storm water quantity control, storm water quality treatment and slope stability;
 6. 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;
 7. 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;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, the plat document shall show the dedication of all easements necessary, including drainage easements and utility easements. In addition, 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;
 10. 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,
 11. Upon submittal of a Final Plat application, the plat title shall read "Lots 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L and Lot A of Stoney Creek South No. 2 as per the Register of Deed's Office;
 12. 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 11

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townhome lots and one large 14.84 acre lot. All of the proposed lots are a part of the Stoney Creek South No. 2 Subdivision.

The applicant has also submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Low Density Residential District II (File #17RZ015) and an Initial Planned Development (File #17PD015) to allow a townhome development and one large residential lot on the property.

The property is located in the southeast corner of the intersection of Nugget Gulch Road and Overview Lane. 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 General Agriculture District. As previously noted, the applicant has submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Low Density Residential District II (File #17RZ015) and an Initial Planned Development (File #17PD015) to allow 11 townhome lots on a portion of the property. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit for the proposed townhome lots.

Nugget Gulch Road: Nugget Gulch Road is located along the west lot line of the property and 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 for on-street parking on both sides, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Nugget Gulch Road is located in a 68 foot wide right-of-way and constructed with an approximate 32 foot wide paved surface, curb, gutter, water and sewer. Upon submittal of a Development Engineering application, construction plans for Nugget Gulch Road must be submitted for review and approval showing the construction of street light conduit and additional pavement for a minimum width of 34 feet to allow parking on both sides of the street or provide no parking signs on the east side of the street 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. In addition, the applicant must confirm that the Nugget Gulch Road right-of-way is graded to accommodate the installation of a 5 foot wide property line sidewalk. If not, grading plans must be submitted for review and approval to accommodate the sidewalk installation. The applicant should be aware that the sidewalk will be required at the time that a building permit is issued for any further development of the property or a Variance must be obtained from the City Council.

Overview Lane: Overview Lane is located along the north lot line of proposed Lot 1A requiring

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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. Overview Lane is located in a 59 foot wide right-of-way and constructed in compliance with the local street design standards.

Drainage: The property is located within the Arrowhead Drainage Basin. With the proposed construction of 4 connected townhome units, drainage off the hillside to the east of the proposed townhomes could create drainage into the back of these units. 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 showing how the drainage will be routed around the structures. The drainage plan must also address all subdivision improvements as well as storm water quantity control and storm water quality treatment.

Water: There are two water mains located in Nugget Gulch Road, a Southwest Pressure Zone Main and a Skyline Pressure Zone main. An 8 inch water main also exists in Overview Lane on the Skyline Pressure Zone. The proposed townhome lots will connect to the Southwest Pressure Zone and proposed Lot D will connect to the Skyline Pressure Zone Main. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval providing water services to all of the proposed lots in conformance with the Rapid City Infrastructure Design Manual and Standard Specifications.

Sewer: An 8 inch sanitary sewer main currently exists within Nugget Gulch Road located adjacent to a majority of the plat. However, a high point within the street profile exists in front of the plat with a gap in the sewer main. Construction surety was posted by the previous property owner at the time of platting Lot 2 of Stoney Creek South #2 Subdivision to abandon the non-conforming stub of 8 inch sewer main stubbed to the south from the manhole at the intersection of Nugget Gulch Road and Overview Lane. If this stub of sewer main will not be used for this proposed plat, then it must be abandoned as per the plan developed with the platting of Lot 2. An 8 inch sanitary sewer main also exists in Overview Lane. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval providing sewer services to all of the proposed lots in conformance with the Rapid City Infrastructure Design Manual and Standard Specifications.

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

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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