

STAFF REPORT
September 7, 2017

No. 17PL090 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream, LLC
REQUEST	No. 17PL090 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 1A of Block 6 and Lot 1B of Block 6 of Orchard Meadows, and the S1/2 of the SW1/4 of the NE1/4, less Lot 12 of Wally Byam Addition, less railroad right-of-way, less Orchard Meadows, Less Lot H1 and H2, less right-of-way; S1/2 of the SE1/4 of the NW1/4 less Lot H1; the unplatted balance of the NE1/4 the SW1/4 less Lot H1;the unplatted balance of the W1/2 of the SE1/4 less Lot H1, all located in Section 9, T1N, R8E, BHM, Rapid City,
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 27 of Block 5, Lots 1R, 2-8 of Block 6 of Orchard Meadows
PARCEL ACREAGE	Approximately 2.40 acres
LOCATION	South of S.D. Highway 44 and east of Elk Vale Road
EXISTING ZONING	Low Density Residential District, Low Density Residential District II and General Agriculture District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Development)
East:	General Commercial District (Planned Development)
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	August 11, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

STAFF REPORT
September 7, 2017

No. 17PL090 - Preliminary Subdivision Plan

ITEM 3

RECOMMENDATION:

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

1. Upon 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 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Jim 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 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 Clementine Court and Hazelnut Lane 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 as proposed. In addition, the cul-de-sac bulb(s) 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;
5. 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 as approved by the Rapid Valley Sanitary District. 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;
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 and as approved by the Rapid Valley Sanitary District 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;
7. Upon submittal of a 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 as required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;

STAFF REPORT
September 7, 2017

No. 17PL090 - Preliminary Subdivision Plan

ITEM 3

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. In addition, easements shall be provided as needed;
9. A Floodplain Development Permit shall be obtained for any development work, obstructions, or water course alteration on the property if there are Special Flood Hazard Areas located within any portion of the property boundary;
10. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. Prior to submittal of a Final Plat application, the existing 75 foot wide drainage easement extending through the property shall be vacated. In addition, the plat document shall show the recording information for the vacated easement;
13. Prior to submittal of a Final Plat application, that portion of the property currently zoned General Agriculture District shall be rezoned to Low Density Residential District in compliance with the Future Land Use Plan;
14. 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,
15. 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 34 residential lots, leaving an unplatted balance. The lots range in size from 0.17 to 0.47 areas and are Phase 6 of the Orchard Meadows Subdivision.

The property is located south of S.D. Highway 44 and east of Elk Vale 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 City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The northern and eastern portions of the property are zoned Low Density Residential II District and Low Density Residential I District, respectively. The balance of the property is zoned General Agriculture District. The General Agriculture

STAFF REPORT
September 7, 2017

No. 17PL090 - Preliminary Subdivision Plan

ITEM 3

District requires a minimum 20 acre lot size for residential use(s). As previously indicated, the lots range in size from 0.17 acres to 0.47 acres. As such, prior to submittal of a Final Plat application, that portion of the property zoned General Agriculture District must be rezoned to Low Density Residential I District.

Jim Street: Jim Street 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, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the streets 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.

Cul-de-sac Street: Clementine Court and Hazelnut Lane are cul-de-sac streets. The applicant has submitted a site plan showing the proposed construction of the streets within a 52 foot wide right-of-way and with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb is shown to be located within a 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface. This meets the design standards of the Infrastructure Design Criteria Manual. 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 Engineering Plan application.

Water: The property is located within the Rapid Valley Sanitary District service area. 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 as approved by the Rapid Valley Sanitary District. 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.

Sewer: As previously noted, the property is located within the Rapid Valley Sanitary District service area. 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 as approved by the Rapid Valley Sanitary District 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 in conformance with the Infrastructure Design Criteria Manual; Utility easements must also be provided as needed.

Drainage: The property is located within the Perrine Drainage Basin. A 75 foot wide drainage easement currently extends through the property. A newly constructed channel for the drainage basin eliminates the need for the existing easement. Prior to submittal of a Final Plat application, the existing 75 foot wide drainage easement must be vacated and the plat document must show the recording information for the vacated easement. In addition, 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

STAFF REPORT
September 7, 2017

No. 17PL090 - Preliminary Subdivision Plan

ITEM 3

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. In addition, easements must be provided as needed.

Floodplain: Historically, portions of the property have been located within the 100 year Federally designated floodplain. The applicant has been working with the Federal Emergency Management Agency to secure a Letter of Map Revision removing all or part of the property from the 100 year floodplain designation. The applicant should be aware that a Floodplain Development Permit must be obtained for any development work, obstructions, or water course alteration on the property if there are Special Flood Hazard Areas located within any portion of the property boundary.

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 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.