

STAFF REPORT
January 4, 2018

No. 17PL134 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Stuart Martin
AGENT	Prairie Valley Development Company LLC
PROPERTY OWNER	Prairie Valley Development Company LLC
REQUEST	No. 17PL0134 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the unplatted portion of the NE1/4 of Section 26, all located in the NE1/4 of Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 11 thru 19 of Block 4: Lots 2 thru 19 of Block 5: Lots 2 thru 9 of Block 6: Lots 5 thru 9 of Block 7 of Prairiefire Subdivision
PARCEL ACREAGE	Approximately 26.61 acres
LOCATION	South of Winton Street and west of Anderson Road
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Rural Reserve
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	General Agricultural District (Pennington County)
East:	Suburban Residential Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Community water and sewer
DATE OF APPLICATION	May 26, 2017
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, the construction plans shall be revised to current City Criteria and Standard Specifications, including urban street sections. In addition, the plat document shall be revised to show the correct Certificates for a Final Plat;

STAFF REPORT
January 4, 2018

No. 17PL134 - Preliminary Subdivision Plan

ITEM 5

2. Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road shall be submitted for review and approval showing the dedication of one additional foot of right-of-way and the construction of 12 additional feet of pavement, curb, gutter and sidewalk 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, construction plans for Receda Street, Albelia Street and Mondo Street shall be submitted for review and approval showing the streets located in a 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;
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;
5. 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 conformance with the Infrastructure Design Criteria Manual;
6. 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. Prior to submittal of a Final Plat application, a covenant agreement shall be provided identifying maintenance and ownership of any proposed drainage elements. In addition a Major Drainage Easement shall be dedicated for any proposed drainage improvements;
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 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;
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 Office of Register of Deeds Certificate shall be revised replacing the proposed "Book and Page" with a "Document #";
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,

STAFF REPORT
January 4, 2018

No. 17PL134 - Preliminary Subdivision Plan

ITEM 5

12. 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 40 residential lots as a part of the Prairiefire Subdivision. The lots will range in size from 22,041.36 square feet to 44,126.28 square feet.

In 2006, a Preliminary Plat (File #05PL159) was approved to subdivide the property into 40 residential lots. However, the proposed infrastructure was never constructed and the approval of the plans expired after two years. On July 13, 2017, the City Council approved a new Preliminary Subdivision Plan (File #17PL054) to again subdivide the property into 40 residential lots. In addition, the following Exceptions were submitted and processed as follows:

- 1) 17EX148-An Exception to not construct a 12 inch water main loop in Anderson Road. The Exception was submitted on 8/16/17, denied by staff on 9/1/17 and appealed to Public Works Committee and City Council. The appeal was continued at City Council and remains continued as of this writing;
- 2) 17EX149-An Exception to waive the construction of curb, gutter and sidewalks along Receda Street and Abelia Street. The Exception was submitted on 8/16/17, denied by staff on 9/1/17, and appealed to Public Works Committee and City Council. The appeal was denied by City Council on 10/2/17;
- 3) 17EX150-An Exception to waive the dedication of one additional foot of right-of-way and the construction of 12 additional feet of pavement, curb, gutter and sidewalk along Anderson Road. The Exception was submitted on 8/16/17 and approved by staff on 9/1/17; and,
- 4) 17EX151-An Exception to allow 49 feet of right-of-way in lieu of 52 feet of right-of-way for Receda Street and Abelia Street. The Exception was submitted on 8/16/17, denied by staff on 9/1/17 and appealed to Public Works Committee and City Council. The appeal was approved by City Council on 10/2/17.

The applicant has slightly altered the lot configuration of five lots located south of Mondo Street. Subsequently, this revised Preliminary Subdivision Plan application has been submitted.

The property is located outside of the City limits of Rapid City, within the City's three mile platting jurisdiction. More particularly, the property is located south of Winton Street and west of Anderson 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 REPORT
January 4, 2018

No. 17PL134 - Preliminary Subdivision Plan

ITEM 5

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: As previously indicated, the property is located outside of the City limits of Rapid City, within the City's three mile platting jurisdiction. The property is zoned Planned Unit Development by Pennington County. The Planned Unit Development was approved to allow a residential development on the property. The Pennington County planning staff has noted that the proposed Preliminary Subdivision Plan is in compliance with the approved Planned Unit Development.

Anderson Road: Anderson Road is located along the east lot line of proposed Lot 9, Block 7. Anderson Road 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. Currently, Anderson Road is located in a 66 foot wide right-of-way and constructed with a 22 foot wide paved surface and ditches for drainage. Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road must be submitted for review and approval showing the dedication of one additional foot of right-of-way and the construction of 12 additional feet of pavement, curb, gutter and sidewalk 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.

Interior Streets: The Preliminary Subdivision Plan identifies the extension of Mondo Street, Abelia Street and Receda Street to serve as access to the proposed lots. The streets are classified as a local street requiring that they 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 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 Exception must be submitted with the Development Engineering Plan application.

Drainage: The property is not located in a drainage basin defined by the City. Drainage must be detained to pre-development rates. 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. Storm water quality treatment can be provided on each individual site or in one location for the entire development. Prior to submittal of a Final Plat application, a covenant agreement must be provided identifying maintenance and ownership of any proposed drainage elements. In addition a Major Drainage Easement must be dedicated for any proposed drainage improvements.

Water: The property is currently served by a community water system. The City of Rapid City has recently taken over ownership of this system and now provides water to the development. 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 the Rapid

STAFF REPORT
January 4, 2018

No. 17PL134 - Preliminary Subdivision Plan

ITEM 5

Valley Sanitary District master plan. 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: The property is currently served by a community sewer system. The City currently has an agreement to accept effluent from the Prairiefire Subdivision sewer system. 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 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.

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.