

STAFF REPORT
March 22, 2018

No. 18PL011 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	BH Capital, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	BH Capital, LLC
REQUEST	No. 18PL011 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	SW1/4 of the NW1/4 Less right-of-way; NW1/4 of the SW1/4 Less Lot A and Less right-of-way, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the Southwest corner of Lot 1 of Parcel B, Block 8 of Copperfield Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: N2°9'47.99"E, a distance of 1,349.397 feet; Thence second course: N2°8'10.89"E, a distance of 168.000 feet; Thence third course: N87°51'49.11"W, a distance of 312.000 feet; Thence fourth course: S2°8'10.98"W, a distance of 168.000 feet; Thence fifth course: S2°9'47.99"W, a distance of 1,468.251 feet; Thence sixth course: S87°50'12.01"E, a distance of 312.000 feet; Thence seventh course: N2°9'47.99"E, a distance of 119.000 feet, to the point of beginning
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 26 of Block 1, Lots 1 thru 26 of Block 2, Lot 1 of Block 3, Lot 1 of Block 4 , Lot 1 of Block 5 and Lot 1 of Block 6 of Golden Valley Subdivision
PARCEL ACREAGE	Approximately 11.72 acres
LOCATION	East of Valley Drive at the western terminus of Homestead Street
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Commercial District - Light Industrial District
East:	Low Density Residential District (Planned Development)

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West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	February 23, 2018
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 redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;
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 Homestead Street showing the street located within 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 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 Golden Valley Drive and Cadillac Drive 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 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. 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. In addition, utility easements shall be provided as needed;
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 conformance with the Infrastructure Design Criteria Manual.

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- Utility easements shall also be provided as needed;
7. 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;
 8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval; Prior to submittal of a Final Plat document, a different street name for Golden Valley Drive shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall show the approved street name;
 10. Prior to submittal of a Final Plat application, the lot numbering in Block 1 shall be corrected to show consecutive numbers;
 11. Prior to submittal of a Final Plat document, the property shall be rezoned to Low Density Residential District II to meet the minimum lot size requirement for a residential lot;
 12. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing ownership and maintenance of the proposed drainage elements;
 13. 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,
 14. 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 to subdivide 11.72 acres creating 56 residential lots, leaving an approximate 66 acre unplatted balance. The lots range in size from 6,534 square feet to 13,068 square feet and are to be known as Phase I of Golden Valley Subdivision. In addition, the applicant has submitted a Master Plan for the entire 77.75 acres showing a second phase of residential development consisting of 50 residential lots to be located directly west of this property. The balance of the unplatted balance is identified as an "agricultural use" south of Homestead Street and "future development" north of Homestead Street.

The applicant has also submitted a Rezoning request (File #18RZ007) to rezone the 11.72 acres from General Agricultural District to Low Density Residential District II. The remaining unplatted balance will remain General Agriculture District to serve as a holding zone until further development is proposed for the balance of the property.

The property is located east of Valley Drive at the western terminus of Homestead Street. Currently, the 11.72 acres is void of any structural development. A mix of residential and accessory structures are located on the 66 acre unplatted balance.

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

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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 which requires a minimum 20 acre lot size for a residential lot. The Preliminary Subdivision Plan identifies that the proposed lots will range in size from 6,534 square feet to 13,068 square feet. As such, the applicant has submitted a Rezoning request to change the zoning designation of the 11.72 acres from General Agriculture District to Low Density Residential District II which requires a minimum 6,500 square foot lot for single family residential use(s). Prior to submittal of a Final Plat document, the property must be rezoned to Low Density Residential District II to meet the minimum lot size requirement for a residential lot.

Homestead Street: The applicant's site plan shows the proposed extension of Homestead Street through the northern portion of the property. Homestead Street is classified 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 Homestead Street 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: Golden Valley Drive and Cadillac Drive are proposed interior streets to serve the development. The streets are classified as local streets 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 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.

Street Name: The Emergency Services Communication Center has indicated that a different street name for Golden Valley Drive must be submitted for review and approval since the street name already exists. Prior to submittal of a Final Plat application, the plat document must be revised to show the approved street name.

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. 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 provided as needed.

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Sewer: 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 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 Unnamed Tributary Drainage Plan. 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 and per Rapid City Code 8.48.020, Post Construction Water Runoff Control Design Requirements 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.

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.