

STAFF REPORT
February 21, 2013

No. 13PL008 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	The Evangelical Lutheran Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Walgar Development Corp.
REQUEST	No. 13PL008 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract B, less Lots 14 and 27 of Block 23 of Robbinsdale Addition No.10, less Minnesota Park Subdivision and Less Right-of-Way and the balance of Tract A of Robbinsdale Addition No. 10, located south of East Minnesota Street, all located in the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 through 4 of Good Samaritan Subdivision
PARCEL ACREAGE	Approximately 8.48 acres
LOCATION	South of East Minnesota Street, east of Wisconsin Avenue and west of Parkview Drive
EXISTING ZONING	Medium Density Residential District - Medium Density Residential District (Final Planned Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District - Medium Density Residential District (Final Planned Development)
South:	Public District
East:	Medium Density Residential District (Final Planned Development) - Public District
West:	Office Commercial - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 25, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show the cul-de-sac bulb for Wisconsin Avenue located within a minimum 118 foot diameter right-of-way width and constructed with a minimum 96 foot diameter pavement width or an Exception shall be obtained. If an Exception is obtained, then a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
3. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to include an 8 foot wide minor drainage and utility easement along the interior of all lot lines 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. Prior to submittal of a Development Engineering Plan application, the applicant shall coordinate with the Rapid City School District and the Rapid City Parks and Recreation Department to determine if a pedestrian access easement should be secured across the property in order to provide access from the southern terminus of Wisconsin Avenue to the public park improvements located south of the property. If all parties concur that an easement is needed, then the plat document shall be revised to show the pedestrian access easement;
5. Upon submittal of a Development Engineering Plan application, a grading plan shall be submitted for review and approval;
6. Upon submittal of a Development Engineering Plan application, a drainage plan and report shall be submitted for review and approval. In particular, the plan and report shall demonstrate that anticipated drainage is in compliance with the South Robbinsdale Drainage Basin Plan or additional on-site detention shall be provided. In addition, the drainage report shall identify improvements to the channel to aid the property owner in maintenance of the channel and the construction plans shall be revised as needed. In addition, the plat document shall be revised to show drainage easements as needed. The applicant shall also secure ownership and maintenance of the drainage easements and a copy of the recorded document(s) shall be submitted with the Development Engineering Plan application;
7. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;
8. Upon submittal of a Development Engineering Plan application, a geotechnical report shall be submitted for review and approval for the proposed public improvements, including pavement design and soils resistivity test results;
9. Upon submittal of a Development Engineering Plan application, water plans demonstrating that adequate fire and domestic flows are being provided shall be submitted for review and approval. If fire flows cannot be met with the 8 inch main located in Wisconsin Avenue, a loop connection of the main to the existing 8 inch main located in Parkview Park may be necessary to provide additional fire flow. In addition, the fire hydrant at the terminus of Wisconsin Avenue shall be located within right-of-way or an Exception shall be obtained to allow a fire hydrant to be located within an easement. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

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10. Upon submittal of a Development Engineering Plan application, sewer plans demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity shall be submitted for review and approval;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
12. Prior to Development Engineering Plan approval, 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;
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. 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 4 lots, leaving a non-transferable balance. The lots are to be known as Lots 1 through 4 of Good Samaritan Subdivision and range in size from 0.65 acres to 2.76 acres.

The property is located south of East Minnesota Street and east of Wisconsin Avenue. 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: Proposed Lot 1 and the northern half of proposed Lot 2 are currently zoned Medium Density Residential District with a Planned Development Designation. The balance of the property is zoned Medium Density Residential District. The applicant should be aware that an Initial and/or Final Planned Development must be approved for that portion of the property located within a Planned Development Designation prior to issuance of a building permit.

Approach: The proposed plat document identifies a shared 40 foot wide by 40 foot wide shared approach to serve as access to proposed Lots 1 and 2. The applicant should be aware that a maximum 24 foot wide driveway width is allowed for a shared approach pursuant to the Infrastructure Design Criteria Manual. As such, future development of the property must

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comply with the design requirement or an Exception to the Infrastructure Design Criteria Manual must be obtained. Please note that this is not a platting issue and will be addressed as a part of the future development of the property.

Minnesota Street: Minnesota Street is located along the north lot line of the property and is classified as a minor arterial street on the City's Major Street Plan. Pursuant to the Infrastructure Design Criteria Manual, a minor arterial street must be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Minnesota Street is located within an 80 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit water and sewer. The applicant has obtained an Exception to waive the requirement to dedicate ten additional feet of right-of-way with the stipulation that a ten foot wide pedestrian access and utility easement be dedicated along the north lot line as it abuts Minnesota Street. The proposed plat currently shows the proposed ten foot wide pedestrian access and utility easement.

Wisconsin Avenue: The proposed plat identifies the dedication of right-of-way and the construction of the cul-de-sac bulb at the terminus of Wisconsin Avenue. In particular, the associated construction plans show the cul-de-sac located within a 104 foot diameter right-of-way width and an 84 foot diameter pavement width. However, the street is classified as a commercial street as per the Infrastructure Design Criteria Manual requiring that the cul-de-sac bulb be located within a 118 foot diameter right-of-way width and constructed with a minimum 96 foot diameter width. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing Wisconsin Avenue being constructed as a commercial 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.

Pedestrian Access: Currently, a dirt path exists across the applicant's property from the southern terminus of Wisconsin Avenue to the public park located on land owned by the Rapid City School District directly south of this parcel. It appears that the neighborhood has been utilizing this route to access the public pool and park. For discussion purposes, staff recommends that the property owner visit with the City Parks and Recreation Department staff as well as the Rapid City School District representatives to determine if there is a benefit to securing a pedestrian access easement across the land as a part of this plat. If all parties concur, then the plat document can be revised to dedicate the pedestrian access easement.

Drainage Plan: The property is located within the South Robbinsdale Drainage Basin. The submitted plans indicate that the existing channel has adequate capacity to handle the 100 year storm. A drainage easement for the 100 year storm through the drainage channel must be dedicated. The existing channel through the property is identified as Flow Element 21 in the South Robbinsdale Drainage Basin Plan and includes improvement recommendations for the channel including a 15 foot bottom, 4:1 side slopes, longitudinal slope of 0.005 ft/ft and an n value of 0.040. The drainage report must address what improvements will be made to the channel to aid the property owner in maintenance of the channel. In addition, the plat document must be revised to show drainage easements as needed. The applicant must also secure ownership and maintenance of the drainage easements and a copy of the

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recorded document(s) must be submitted with the Development Engineering Plan application.

Upon submittal of a Development Engineering Plan application, a drainage plan and report must be submitted for review and approval demonstrating that the anticipated drainage is in compliance with the South Robbinsdale Drainage Basin Plan or additional on-site detention must be provided. In addition, easements must be dedicated as needed.

Water System Evaluation: The property is located in the Palo Verde Water Pressure Zone, near the low end of the elevations served by the zone. Upon submittal of a Development Engineering Plan application, water plans demonstrating that adequate fire and domestic flows are being provided must be submitted for review and approval. If fire flows cannot be met with the 8 inch main located in Wisconsin Avenue, a loop connection of the main to the existing 8 inch main located in Parkview Park may be necessary to provide additional fire flow. In addition, the fire hydrant at the terminus of Wisconsin Avenue must be located within right-of-way or an Exception must be obtained to allow a fire hydrant to be located within an easement. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Sewer System Evaluation: The property is zoned Medium Density Residential District which supports multi-family development. Upon submittal of a Development Engineering Plan application, sewer plans demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity must be submitted for review and approval.

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 if subdivision improvements are 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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements if applicable.

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

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and approval if subdivision improvements are required as a part of any future platting of the property.

The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.