

STAFF REPORT  
November 25, 2015

**No. 15PL099 - Preliminary Subdivision Plan**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	KS West, LLC and SK East LLC
REQUEST	<b>No. 15PL099 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract 1 of Waterslide Addition located in Section 26, T1N, R7E and a portion of the unplatted balance of S1/2 of the SE1/4 of the NW1/4; the unplatted balance of the NE1/4 of the SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 10A thru 33B of Block 1 and Tracts A thru H of Buffalo Crossing Subdivision
PARCEL ACREAGE	Approximately 58.63 acres
LOCATION	South of Catron Blvd and east of Highway 16
EXISTING ZONING	General Commercial District (Planned Development Designation) - General Commercial District (Planned Development) - Office Commercial (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development) - Low Density Residential District (Planned Development Designation)
East:	Medium Density Residential District (Planned Development) - Low Density Residential District II (Planned Development Designation)
West:	General Commercial District (Planned Development) - General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 2, 2015

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REVIEWED BY

Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redlined comments shall be addressed or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications, as applicable, shall be submitted for review and approval. The redlined comments and/or copies of the approved Exceptions shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Sanford Court shall be submitted for review and approval showing the street located within a minimum 70 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 addition, the cul-de-sac bulb shall be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface 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 Addison Avenue shall be submitted for review and approval showing the street located within 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, sewer and a temporary turnaround 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, construction plans for Reyelts Court shall be submitted for review and approval showing the street located within 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 addition, the cul-de-sac bulb shall be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface or Exception(s) shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
5. 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 Registered Professional Engineer. In addition, any oversize reimbursement requests shall be executed;
6. 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 water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Utility easements shall be secured as needed;
7. Upon submittal of a Development Engineering Plan application, sewer plans prepared by

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- a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The sewer plan shall demonstrate that sufficient system capacity is available to meet estimated flows. Utility easements shall be secured as needed;
8. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer and in compliance with the City's Drainage Basin Plan shall be submitted for review and approval. The drainage plan shall address existing drainage concerns pertinent to the property and address drainage generated from the proposed development. The actual site design and construction shall comply with the Infrastructure Design Criteria Manual and the Stormwater Quality Manual and shall maintain off-site run-off at historic water quality levels without adversely impacting adjacent properties. In addition, the plat document shall be revised to provide drainage easements as necessary;
  9. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the unplatted area within the project overview located east of Healing Way as a platted lot or lot(s);
  10. Prior to submittal of a Final Plat application, the plat document shall be revised to show the proposed "Tracts" as "Lots";
  11. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential structures located along Reyelts Court;
  12. Upon submittal of a Final Plat application, verification that perpetual maintenance and ownership is secured for all drainage facilities shall be provided;
  13. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan for subdivision improvements in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;
  14. 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;
  15. 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,
  16. 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 42 townhome lots, 3 single family residential lots and 7 commercial lots. The proposed development is to be known as Phase Two of Buffalo Crossing Subdivision.

On November 17, 2015, the City approved a Development Engineering Plan application for Phase One of Buffalo Crossing which included 11 townhome lots, 3 single family residential lots and the construction of Daugaard Court and Healing Way.

The property is located approximately 1,000 feet east of the intersection of U.S. Highway 16

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and Catron Boulevard on the south side of Catron Boulevard. 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 with a mix of General Commercial District, Office Commercial District, Medium Density Residential District and Low Density Residential II District. The entire property is located within a Planned Development Designation. The applicant should be aware that a Final Planned Development must be obtained prior to issuance of a building permit for the property.

**Unplatted Balance:** The project overview identifies an unplatted balance located along the east side of Healing Way, within the boundaries of the proposed project. Upon submittal of a Development Engineering Plan application, the plat document must be revised to show this area as a platted lot or lots.

**Sanford Court:** Sanford Court is shown as an approximate 550 foot long cul-de-sac street providing access to 4 commercial lots. The street is classified as a commercial street requiring that it be located within a minimum 70 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 addition, the cul-de-sac bulb must be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. 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.

**Reyelts Court:** Reyelts Court is shown as a 590 foot long cul-de-sac street providing access to 21 residential lots. The street is classified as a local street requiring that it be located within 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 addition, the cul-de-sac bulb must be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. 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.

Section 2.13.1 of the Infrastructure Design Criteria Manual states that a cu-de-sac street shall not serve more than twenty housing units. Please note that the applicant has obtained

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an Exception to allow Medicine Man Trail to serve 21 residential lots in lieu of a maximum of 20 lots with the stipulation that fire sprinkler protection be provided for the residences along Reyelts Court. As such, upon submittal of a Final Plat application, a Covenant Agreement must be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential structures located along Reyelts Court.

Addison Avenue: Addison Avenue is shown to extend east of Healing Way and is classified as a local street requiring that it be located within 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, sewer and a temporary turnaround. 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.

Fire: The Rapid City Fire Department has indicated that the property is located within a moderate to high fire hazard area. As such, the applicant should be aware that a Fuels Mitigation Plan must be developed as a part of the Planned Development review and approval process and implemented prior to issuance of a building permit.

Water: The applicant's Master Utility Plan identifies a 12 inch water main along Healing Way and 8 inch water mains along the balance of the proposed street rights-of-way. 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 water plan and analysis must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Utility easements must be secured as needed. The applicant should be aware that prior to approval of the Development Engineering Plan application, any oversize reimbursement requests must be executed.

Sewer: A 12 inch sewer main was recently constructed from Catron Boulevard to Moon Meadows Drive in alignment with Healing Way as a part of the TID #70 project. The applicant's Master Utility Plan identifies the proposed construction of 8 inch sanitary sewer mains to serve the balance of the property. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The sewer plan must demonstrate that sufficient system capacity is adequate to meet estimated flows. Utility easements must be secured as needed.

Drainage: The applicant's Master Grading Plan identifies detention and drainage channels throughout the development. As such, upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer and in compliance with the City's Drainage Basin Plan must be submitted for review and approval. The drainage plan must address existing drainage concerns pertinent to the property and address drainage generated from the proposed development. The actual site design and construction must comply with the Infrastructure Design Criteria Manual and the Stormwater Quality Manual and must maintain off-site run-off at historic water quality levels without

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adversely impacting adjacent properties. In addition, drainage easements must be secured as needed.

Upon submittal of a Final Plat application, verification that perpetual maintenance and ownership is secured for all drainage facilities must be provided.

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 for subdivision improvements 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.