

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT	Freeland Meadows LLC
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	No. 15PL112 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Government Lot 4 of Section 18, T2N, R8E, located in Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 20 thru 35 of Block 1, Lots 2 thru 23 of Block 3 and Lots 14 thru 26 of Block 4 of Prairie Meadows Subdivision
PARCEL ACREAGE	Approximately 14.3 acres
LOCATION	Northeast of the West Nike Road and Country Road intersection
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	General Agricultural District - Limited Agricultural District (Pennington County)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 11, 2015
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

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

1. Prior to submittal of a Development Engineering Plan application, driveway length(s) for Lots 26 and 27 shall be identified. If the length(s) exceed 150 feet, than an emergency vehicle turnaround shall be designed and constructed as a part of the subdivision improvements;
2. Upon submittal of a Development Engineering Plan application, construction plans for Giants Drive, Eli Drive and Marino Drive shall be submitted for review and approval showing the street(s) 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 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Country Road shall be submitted for review and approval showing the street constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and a dual water main 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 West Nike Road shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum pavement width of 24 feet, 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 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, 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 for this phase of the development and for future development up stream. In addition, easements shall be provided as needed;
7. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual. In addition, easements shall be provided as needed;
8. Prior to submittal of the Development Engineering Plan application, redlined comments shall be addressed. Upon submittal of the Development Engineering Plan application, the redlined comments and the revised drawings and plat per the redline comments shall be submitted for review and approval or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment shall be obtained. If an

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

- Exception is obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
9. 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;
 10. 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;
 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 plat document shall be revised to show Country Road as East Country Road. In addition, the plat title shall be revised to show "dedicated right-of-way in Government Lot 4" as "dedicated right-of-way";
 13. Upon submittal of a Final Plat application, a covenant agreement, homeowners agreement or some other agreement securing perpetual ownership and maintenance of the drainage lots/areas and the drainage improvements shall be submitted for recording;
 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; and,
 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 30 single family residential lots and 20 townhome lots. The single family residential lots range in size from 0.15 acres to 0.67 acres and the townhome lots range in size from 0.16 acres to 0.40 acres.

On October 19, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (File #15CA002) to realign the future extension of North LaCrosse Street approximately $\frac{1}{4}$ mile to the east. In addition, the City Council approved a Preliminary Subdivision Plan (File # 15PL064) application to subdivide the property creating 34 single family residential lots and 14 lots as part of the Prairie Meadows Subdivision. The applicant has subsequently submitted this revised plat document as noted above.

The property is located northwest of the intersection of Country Road and West Nike 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

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

considerations:

Zoning: The property is zoned Low Density Residential District and Medium Density Residential District and is located within a Planned Development Designation. The proposed lots meet the minimum lot size requirement a single family residence and a townhome lot, respectively. The applicant should be aware that a Final Planned Development must be submitted for review and approval prior to the issuance of a building permit.

Driveways/Building Envelopes: The reconfigured plat document includes two flagpole lots, Lots 26 and 27 of Block 1, that may have driveway(s) in excess of 150 feet in length. As such the Fire Department has indicated that prior to submittal of a Development Engineering Plan application, driveway length(s) for Lots 26 and 27 must be identified. If the length(s) exceed 150 feet, than an emergency vehicle turnaround must be designed and constructed as a part of the subdivision improvements.

The Fire Department has also indicated that the building envelopes located on proposed Lots 26 and 27 of Block 1 must be located within 600 feet of a fire hydrant, as measured via an approved route, or an alternate fire protection feature (i.e. a residential fire sprinkler protection) must be provided. The applicant should be aware that this issue must be resolved as a part of a Final Planned Development

North LaCrosse Street: The Major Street Plan previously identified the future extension of North LaCrosse Street along the eastern portion of the proposed platted area. As noted above, on October 19, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (File #15CA002) to realign the future extension of North LaCrosse Street approximately ¼ mile to the east, outside the boundaries of this plat.

Giants Drive, Eli Drive and Marino Drive: Giants Drive, Eli Drive and Marino Drive 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 three streets must be submitted 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 application.

Country Road: Country Road is located along the south lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. A principal 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, sewer and dual water mains. Country Road is currently located within a 66 foot wide section line highway and has been constructed with a 20 foot wide paved surface. The proposed plat identifies the dedication of 17 additional feet of right-of-way. Upon submittal of a Development Engineering Plan application, construction plans for Country Road must be submitted for review and approval showing the street constructed with a minimum 36 foot side paved surface, curb, gutter, sidewalk, street light conduit, sewer and a dual water main 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.

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

West Nike Road: West Nike Road is located along the west lot line of the property and is classified as a collector street on the City's Major Street Plan. A collector street must be located within a minimum 68 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently West Nike Road is located in a 70 foot wide right-of-way and constructed with a 20 foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans for West Nike Road must be submitted for review and approval showing the street constructed 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 located within the Boxelder Drainage Basin. To date, there is no overall drainage basin plan developed. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The drainage plan and report must address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual. In addition, easements must be provided as needed.

Water: A 12 inch water main is proposed in Giant Drive and an 8 inch water main is proposed in Eli Drive. In addition, an 8 inch water main turning into a 12 inch water main is proposed within Marino Drive. Water mains do not currently exist in Country Road or West Nike Road. The City has a project that was recently bid to extend a 16 inch North Rapid High Pressure water main in West Nike Road adjacent to the proposed plat. This project is planned for construction in 2015-2016. Based on the City's water model, the available fire flow in the proposed 12 inch water main at the intersection of Country Road and Marino Drive at 50% reservoir full is approximately 3,000 gpm @ 44 psi residual. This flow provides for a velocity less than 12 fps in the 8 inch main and satisfies minimum pressure requirements in the area. This flow is based on City project #14-2174 Country Road and 143rd Avenue Water Transmission Main and City Project #15-2268 Seger Drive Reconstruction 143rd Avenue to LaCrosse Street being constructed, both of which should be completed by the end of 2017. The proposed area to be platted is currently served by high pressure water with pressures exceeding 135 psi in much of the development. This area should be served by low level water. The City has a project anticipated to be completed in 2016 that will extend low level water to this area. The applicant should be aware that a stipulation of approval of a future Final Planned Development application for the property will require that the water improvements be completed prior to issuance of a Certificate of Occupancy.

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.

Sewer: An 8 inch sewer main is proposed in Giant Drive, Eli Drive and Marino Drive, respectively. Sewer must be constructed in Country Road and West Nike Road as a part of this plat. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design

STAFF REPORT
January 7, 2016

No. 15PL112 - Preliminary Subdivision Plan

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 for this phase of the development and for future development up stream.

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.