

STAFF REPORT  
February 7, 2013

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**No. 13PL001 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Sperlich Consulting, Inc.
AGENT	Freeland Meadows LLC
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	<b>No. 13PL001 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract A of Prairie Meadows Subdivision and a portion of Government Lot 4, all located in Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 6 of Block 1, Lots 1 through 13 and Lots 16 through 21 of Block 2, Lots 1 through 7 of Block 3, Lots 1 through 2 of Block 4, Lots 1 through 6 and Lot 13 of Block 5 of Prairie Meadows Subdivision
PARCEL ACREAGE	Approximately 12 acres
LOCATION	Along the east side of West Nike Road north of Country Road
EXISTING ZONING	Low Density Residential District (Planned Development) - Low Density Residential District (Planned Development Designation) - Medium Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development) - Low Density Residential District (Planned Development Designation) - Medium Density Residential District
South:	Low Density Residential District (Planned Development) - Low Density Residential District (Planned Development Designation) - Medium Density Residential District
East:	Low Density Residential District (Planned Development) - Low Density Residential District (Planned Development Designation) - Medium Density Residential District
West:	Low Density Residential District (Planned Development) - Low Density Residential District (Planned Development Designation) - Medium Density Residential District

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 10, 2013
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, the construction plans shall be revised to address all red line comments. In addition, the revised construction plans and the red line comments shall be returned with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow interim water service from the North Rapid Water Service Zone and to allow a dead-end water main in excess of 600 feet or the construction plans shall be revised accordingly. If the Exception(s) are obtained, then a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
3. Prior to submittal of a Final Plat application, the applicant shall record a covenant agreement, homeowners agreement or some other agreement to identify and ensure perpetual ownership and maintenance of the drainage lots/areas and the drainage improvements;
4. Upon submittal of a Development Engineering Plan application, a revised Master Plan shall be submitted for review and approval showing the proposed lot layout, streets, and utilities, including a 12 inch water main connection to a future water main in Country Road;
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 Professional Engineer;
6. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
7. Upon submittal of a Development Engineering Plan application, the grading plan shall be revised to clearly show the values on Eli Drive in order to evaluate whether the vertical alignment of Bengal Drive fully complies with AASHTO Standards;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
9. 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;
10. 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,
11. Prior to the City's acceptance of the public improvements, a warranty surety shall be

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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 application to create 42 residential lots. The proposed development is Phase One of the Prairie Meadows Subdivision.

On February 17, 2005, staff approved a Planned Development Designation (File #05PD006) that included this property. On April 7, 2011, the Planning Commission approved an Initial and Final Planned Development (File # 11PD014) for the western portion of the property to allow the development of 47 single-family residential lots with reduced front yard setbacks. The development of the property did not occur as anticipated and the property owners, subsequently, redesigned the proposed development. On January 24, 2013, the Planning Commission approved an Initial Planned Development Overlay to allow 42 single family residential lots as shown on this Preliminary Subdivision Plan application. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit.

The property is located along the east side of West Nike Road, north of Country 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 considerations:

**Exception:** Phase One of Prairie Meadows Subdivision is designed to create 42 lots with one point of access. The Infrastructure Design Criteria Manual states that one point of access may serve up to 40 dwelling units. The applicant has submitted and the City has approved an Exception request to allow 42 lots with one point of access since this is a phased project with future phases providing a second point of access.

**Grading Plan Evaluation:** Upon review of the grading plan, the values on Eli Drive are unclear in order to evaluate the vertical alignment of Bengal Drive. As such, staff recommends that upon submittal of a Development Engineering Plan application, the grading plan be revised to clearly show the values on Eli Drive in order to evaluate whether the vertical alignment of Bengal Drive fully complies with AASHTO Standards

**Drainage System Evaluation:** There are limited storm drainage improvements shown on the site plan. Previously approved construction plans included acceptable drainage analysis and improvements for proposed lots adjacent to Eli Drive and W. Nike Road. In order to ensure ownership and maintenance of the drainage areas, staff recommends that prior to submittal

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of a Final Plat application, the applicant record a covenant agreement, homeowners agreement or some other agreement to identify and ensure perpetual ownership and maintenance of the drainage area(s) and the drainage improvements.

Water System Evaluation: The proposed subdivision is located within the City's Low Level Water Service Zone. However, the Low Level Water System service is not currently available to this area. A water system improvements project to extend Low Level Water service to this area has been approved by the Utility Fund Oversight Committee and the City Council. In conjunction with a previous plat approval of the property, an Exception was granted to the owner of record at that time to allow interim service from the North Rapid Water Service Zone. The City will support this previous allowance if the applicant will submit a similar Exception request and enter into an agreement defining the interim service conditions and timing for connection(s) to the future low level main. The City's water system Master Plan indicates a zone separation at West Nike Road and parallel mains along West Nike Road. The City will support a request to allow interim water service from the North Rapid Service Zone provided the applicant extends the 12 inch water main from Cobalt Drive to the southern limits of this property. The water system improvements will need to be installed such that the system can be connected to the future Low Level system and isolated from the North Rapid Zone.

Staff recommends that prior to submittal of a Development Engineering Plan application, an Exception be obtained to allow interim water service from the North Rapid Water Service Zone and to allow a dead-end water main in excess of 600 feet or the construction plans must be revised accordingly. If the Exception(s) are obtained, then a copy of the approved Exception(s) be submitted with the Development Engineering Plan application.

Sewer System Evaluation: An Exception was previously approved to allow the existing sanitary sewer located in a portion of Eli Drive to be offset into northeast boulevard area and to allow water main to be installed along the southwest side of the right-of-way.

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. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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

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Zoning and Subdivision Regulations assuming compliance with the stated stipulations.