

STAFF REPORT
August 7, 2014

No. 14PL042 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

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| APPLICANT | Dream Design International, Inc. |
| AGENT | Dream Design International, Inc. |
| PROPERTY OWNER | Yasmeen Dream LLC |
| REQUEST | No. 14PL042 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | That part of the N1/2 of the SW1/4 of the NE1/4, less Stekl Subdivision, less Orchard Meadows, less railroad right-of-way, less Lot H1 and H2; the S1/2 of the SW1/4 of the NE1/4, less Lot H1, the S1/2 of the SE1/4 of the NW1/4 of the SW1/4 and the W1/2 of the SE1/4, less Tract A of the E1/2 of the SW1/4 and the W1/2 of the SE1/4, less Lot H1 in the NE1/4 of the SW1/4, less Lot H1 in the S1/2 of the SE1/4 of the NW1/4, less Lot H2 in the SE1/4 of the SW1/4 of the NE1/4, less Lot 1 of Wally Byam Addition, and Lot 1, less Tract A and Tract B of Orchard Meadows of Wally Byam Addition all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Tracts F, H and L, Lots 11A, 11B, 12A, 12B 13A 13B, 14A 14B 15A, 15B, 16A and 16B of Block 2, Lots 2 thru 18 of Block 3, Lots 2 thru 24 of Block 4, Lots 1A and 1B of Block 5 of Orchard Meadows |
| PARCEL ACREAGE | Approximately 30 acres |
| LOCATION | South of SD Highway 44 and east of Elk Vale Road |
| EXISTING ZONING | General Commercial - General Commercial (Planned Development Designation) -Medium Density Residential District - Low Density Residential District - General Agricultural District |
| FUTURE LAND USE DESIGNATION | Mixed Use Commercial (northern portion) Low Density Neighborhood (southern portion) |
| SURROUNDING ZONING | |
| North: | General Commercial District (Planned Development Designation) |
| South: | General Agricultural District |
| East: | Suburban Residential Development (Pennington County) |

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| West: | General Agricultural District |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| DATE OF APPLICATION | July 11, 2014 |
| REVIEWED BY | Vicki L. Fisher / Bob Reiss |

RECOMMENDATION:

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

1. Prior to approval of the Development Engineering Plan application, 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 and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
2. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
3. Upon submittal of a Development Engineering Plan application, wastewater system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
4. Upon submittal of a Development Engineering Plan application, water system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
5. Upon submittal of a Development Engineering Plan application, an updated drainage plan in compliance with the Unnamed Tributary Drainage Basin Plan and the Perrine Drainage Basin Plan shall be submitted for review and approval. In addition, the updated drainage plan shall be in compliance with Chapter 4 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirement. An agreement securing maintenance and ownership of the proposed drainage easements shall also be recorded and a copy submitted with the Final Plat application;
6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public roadways and pavement design shall be submitted for review and approval if subdivision improvements are required;
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 if subdivision improvements are required;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements for the proposed phase of development shall be submitted for review and approval;
9. Upon submittal of a Final Plat application, a copy of the executed agreement with Rapid Valley Sanitary District to allow 105 dwelling units with lift station upgrades shall be

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- submitted;
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 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 54 lots and three larger tracts as Phase IIB of the Orchard Meadows Subdivision. The applicant has also submitted a Rezoning request (File #14RZ008) to change the zoning designation on a portion of the property from Low Density Residential I to Low Density Residential II to allow for a future townhome development.

The property is located southeast of the intersection of Elk Vale Road and South Dakota Highway 44. 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 Plat and has noted the following considerations:

Zoning: The property is currently zoned Low Density Residential District, Medium Residential District, General Agriculture District, General Commercial District and General Commercial District with a Planned Development Designation. The applicant should be aware that the use proposed for each lot and/or tract must be allowed within the underlying zoning district or the property must be rezoned accordingly.

Streets: The Preliminary Subdivision Plan identifies five interior streets to serve the proposed lots. 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, sewer and water. Construction plans have been submitted showing that the streets are being constructed to meet the design standards of a local street.

404 Permit: A portion of the property is located within a Federally designated wetland area. The applicant has submitted an approved 404 Permit to allow for the proposed construction within this area of the property.

Utilities: The property is served by Rapid Valley Sanitary District. The applicant is entering into an agreement with Rapid Valley Sanitary District regarding water and sewer service for the development. Upon submittal of a Final Plat application, a copy of the executed agreement with Rapid Valley Sanitary District to allow 105 dwelling units with lift station upgrades shall

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be submitted. In addition, upon submittal of a Development Engineering Plan application water and wastewater system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Drainage Plan: The property is located within the Unnamed Tributary Drainage Basin and the Perrine Drainage Basin. Upon submittal of a Development Engineering Plan application, an updated drainage plan in compliance with the Unnamed Tributary Drainage Basin Plan and the Perrine Drainage Basin Plan must be submitted for review and approval. In addition, the updated drainage plan must be in compliance with Chapter 4 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirement. An agreement securing maintenance and ownership of the proposed drainage easements must also be recorded and a copy submitted with the Final Plat application.

Traffic Operations Evaluation: A Traffic Impact Study was submitted with Phase One of Orchard Meadows that included the Master Plan for the proposed development. The proposed street construction for this phase of the development is in compliance with the previously submitted Traffic Impact Study.

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 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.