

STAFF REPORT
April 9, 2015

No. 15PL010 - Preliminary Subdivision Plan

ITEM 16

GENERAL INFORMATION:

APPLICANT	TJ Wojtanowicz - VIP Properties
AGENT	Ron Bengs - Advanced Engineering
PROPERTY OWNER	Bruce C and Albina Kulpaca
REQUEST	No. 15PL010 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 13R of Block 6 of Park Hill Subdivision, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 32 of Block 7 of Park Hill Subdivision
PARCEL ACREAGE	Approximately 7.09 acres
LOCATION	East of the intersection of Hoefer Avenue and Churchill Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood and Urban Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Park Forest District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 2, 2015
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Hoeffer 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 and sewer. In addition,

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- 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;
2. 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;
 3. Upon submittal of a Development Engineering Plan application, sewer plans prepared by 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 adequate to meet estimated flows. Utility easements shall be secured as needed;
 4. 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;
 5. 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;
 6. 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;
 7. 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;
 8. Upon submittal of a Development Engineering Plan application, an agreement requiring that residential fire sprinkler systems be installed in all residential buildings accessed from the cul-de-sac street shall be submitted for review and approval. Upon approval, the agreement shall be recorded and a copy of the recorded agreement submitted with the Final Plat application;
 9. 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;
 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 subdivide 7.09 acres into 32 townhome homes. The lots range in size from 5,557 square feet to 12,218 square feet and are to be known as Lots 1 through 32 of Block 7, Park Hill Subdivision.

The applicant has also submitted a Rezoning request (File #15RZ005) to change the zoning designation of the western 4.976 acres of the subject property from Low Density Residential District I to Low Density Residential District II.

The property is located east of the intersection of Hoefer Avenue and Churchill Street. 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 western 4.976 acres of the property is currently zoned Low Density Residential District I with the balance of the property currently zoned Medium Density Residential District. As previously indicated, the applicant has submitted a Rezoning request (File #15RZ005) to change the zoning designation of the western 4.976 acres of the subject property from Low Density Residential District I to Low Density Residential District II. A townhome development is a permitted use in the Low Density Residential II District and the Medium Density Residential District. The applicant should be aware that the western portion of the property must be rezoned as proposed prior to submittal of a building permit for a townhome or a Planned Development must be submitted for review and approved to allow a townhome development in the Low Density Residential District I.

Hoeffer Avenue: Hoeffer Avenue is shown as an 800 long foot cul-de-sac street extending into the property to provide access to each of the 32 proposed lots. Hoeffer Avenue 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.

Please note that the applicant has obtained an Exception to allow an 800 foot long cul-de-

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sac street without an intermediate turnaround and to allow the cul-de-sac to serve as access to 32 lots in lieu of a maximum of 20 lots with the stipulation that the applicant enter into an agreement requiring that residential fire sprinkler systems be installed in all residential buildings accessed from the cul-de-sac street. Upon submittal of the Development Engineering Plan application, the agreement must be submitted for review and approval. Upon approval, the agreement must be recorded and a copy of the recorded agreement submitted with the Final Plat application.

Water: A City water main currently exists at the intersection of Churchill Street and Hoeffer Avenue. The applicant has submitted a site plan showing the extension of the water main along Hoeffer Avenue to serve the proposed development. 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.

Sewer: A City sewer main currently exists at the intersection of Churchill Street and Hoeffer Avenue. The applicant has submitted a site plan showing the extension of an 8 inch sewer main along Hoeffer Avenue to serve the proposed development. 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: Drainage currently sheets north to south across the property. The applicant has submitted a conceptual site plan for grading and drainage which appears to manage stormwater routing. 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 adversely impacting adjacent properties. The development of the site will require complete site grading and strict adherence to the grading plan and finished floor elevations to avoid conflicts with adjacent developed properties and potential drainage damage. Development improvements may require improvements to the existing detention pond located in the park and consideration of downstream discharge.

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.

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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.