

STAFF REPORT
January 23, 2014

No. 15PL060 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT	Pat Tlustos and Mike Tennyson - PLM Development, LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	PLM Development LLC
REQUEST	No. 15PL060 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the SW1/4 less the N1/2 of the N1/2 of the N1/2 of the N1/2 of the SW1/4 of the SW1/4 and less PLM Subdivision, the NW1/4 of the SE1/4 of the SW1/4, the NE1/4 of the SE1/4 of the SW1/4 and Lots 38 and 39 of Minnesota Ridge Subdivision and a portion of the unplatted balance of the N1/2 of the NW1/4, all located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 through 33 of Block 1 and Lots 1 through 38 of Block 2 of PLM Subdivision No. 2
PARCEL ACREAGE	Approximately 57.89 acres
LOCATION	South of Minnesota Street, west of 5th Street and north of Enchanted Pines Drive
EXISTING ZONING	Low Density Residential District - Public - Low Density Residential District (Planned Development)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District - Low Density Residential District (Planned Development)
East:	Public - Low Density Residential District
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 10, 2015

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REVIEWED BY

Vicki L. Fisher / Dan Kools

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 Ranchester 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;
2. Upon submittal of a Development Engineering Plan application, construction plans for East Millstone 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for West Millstone Court shall be submitted for review and approval showing the street located within a minimum 50 foot wide right-of-way and constructed with a minimum 24 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;
4. Upon submittal of a Development Engineering Plan application, construction plans for Enchantment Road 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 or an Exception 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. Upon submittal of a Development Engineering Plan application, construction plans for Stumer Road 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 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;
6. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 23 residential lots along Ranchester Court in lieu of a maximum of 20 lots as per Section 2.13.1 of the Infrastructure Design Criteria Manual or the plat document shall be revised accordingly. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
7. Prior to submittal of a Development Engineering Plan application, Exception(s) shall be

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- obtained to waive the requirement to provide an intermediate turnaround along Ranchester Court and East Millstone Court, respectively, as per Section 2.13.2 of the Infrastructure Design Criteria Manual or the plat document shall be revised accordingly. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
8. Prior to submittal of a Development Engineering Plan application, a Covenant Agreement requiring that residential fire sprinkler systems be installed in all residential buildings accessed along Ranchester Court and East Millstone Court shall be submitted for review and approval 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;
 9. 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;
 10. 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;
 11. 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;
 12. Upon submittal of a Final Plat application, a Covenant Agreement shall be provided for the lots that abut a Major Drainage Easement to ensure maintenance of the drainage features;
 13. 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;
 14. 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;
 15. 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;
 16. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if

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- subdivision improvements are required;
17. Prior to submittal of a Final Plat application, the alternate approved street name(s) for Enchantment Road, East Millstone Court, West Millstone Court and Ranchester Court shall be shown on the plat document;
 18. 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,
 19. 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 application to create 71 residential lots ranging in size from 10,880 square feet to 452,693 square feet. The proposed residential development is a part of the PLM Subdivision.

The property is located south of Minnesota Street, west of 5th Street and north of Enchanted Pines Drive. 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 northern portion of the property is currently zoned Low Density Residential District I. The eastern portion of the property is zoned Public District and the western portion of the property is zoned Low Density Residential District I with a Planned Development Designation. The applicant should be aware that the portion of the property currently zoned Public District must be rezoned to Low Density Residential District I prior to submittal of a building permit for a single family residence. In addition, a Final Planned Development must be obtained prior to issuance of a building permit for that portion of the property located within a Planned Development Designation.

Stumer Road: Stumer Road is shown to extend along the western portion of the property and is classified as a local street as per the Infrastructure Design Criteria Manual requiring that the street 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. 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.

Ranchester Court: Ranchester Court is shown as a 1,150 foot cul-de-sac street providing

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access to 23 residential lots. Ranchester Court is classified as 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. As noted above, Ranchester Court will serve 23 residential lots. Prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow 23 residential lots in lieu of a maximum of 20 lots or the plat document must be revised accordingly. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Section 2.13.2 of the Infrastructure Design Criteria Manual states that an intermediate turnaround at intervals not exceeding 600 feet must be provided along a cul-de-sac street. As noted above, Ranchester Court is a 1,150 foot long cul-de-sac street requiring an intermediate turnaround. Prior to submittal of a Development Engineering Plan application, an Exception must be obtained to waive the requirement to provide an intermediate turnaround along Ranchester Court. or the plat document shall be revised accordingly. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Enchantment Road: Enchantment Road is shown to extend along the eastern portion of the property and is classified as a local street as per the Infrastructure Design Criteria Manual requiring that the street 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. 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.

East Millstone Court: East Millstone Court is shown as a 750 foot long cul-de-sac street providing access to 16 residential lots. East Millstone Court 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.

As previously noted, Section 2.13.2 of the Infrastructure Design Criteria Manual states that an intermediate turnaround at intervals not exceeding 600 feet must be provided along a

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cul-de-sac street. As noted above, East Millstone Court is a 750 foot long cul-de-sac street requiring an intermediate turnaround. Prior to submittal of a Development Engineering Plan application, an Exception must be obtained to waive the requirement to provide an intermediate turnaround along Ranchester Court. or the plat document shall be revised accordingly. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

West Millstone Court: West Millstone Court is shown as a 600 foot long cul-de-sac street providing access to nine residential lots. West Millstone Court is classified as a lane place street requiring that it be located within a minimum 50 foot wide right-of-way and constructed with a minimum 24 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.

Fire: The Rapid City Fire Department has indicated that the property is located within a moderate to high fire hazard area. Section 2.13.3 of the Infrastructure Design Criteria manual states that if a cul-de-sac street exceeds 600 feet and the property is located within a moderate to high fire hazard area, a Covenant Agreement shall be placed on any development requiring residential fire sprinkler systems be installed in all buildings accessing from the cul-de-sac street. Both Ranchester Court and East Millstone Court are cul-de-sac streets that exceed 600 feet in length. As such, prior to submittal of a Development Engineering Plan application, a Covenant Agreement addressing the fire sprinkler system requirement must be submitted for review and approval 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.

Water: The proposed lots in Block 1 are located in the Terracita Operational Pressure Boundary which serves elevations of 3470 feet to 3680 feet. The proposed lots in Block 2 are located in the Palo Verde Operational Pressure Boundary which serves elevations of 3300 feet to 3450 feet. A 12 inch transmission main exists in the proposed Stumer Road and Ranchester Court right(s)-of-way. Staff has noted that the proposed water main in Enchantment Road should be 12 inch and tie into the existing 20 inch water main located in Minnesota Street. 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: The preliminary utility layout identifies that a sanitary sewer main is proposed in all street right-of-way within the proposed development. However, the size is not shown. The proposed sewer connects to an existing 8 inch sewer main located in Minnesota Street. In addition, the applicant should consider moving the sewer connection to Minnesota Street between Lots 14 and 15 or 15 and 16, going north to the existing sewer stub at manhole H9-

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213. 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: 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. In addition, drainage easements must be secured as needed.

Upon submittal of a Final Plat application, a Covenant Agreement must be provided for the lots that abut a Major Drainage Easement to ensure maintenance of the drainage features.

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.