

STAFF REPORT  
February 4, 2016

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**No. 16PL001 - Preliminary Subdivision Plan**

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GENERAL INFORMATION:

APPLICANT	Villaggio, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Villaggio, LLC
REQUEST	<b>No. 16PL001 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The NE1/4 of the SW1/4 of the SE1/4 of Section 22 and Lot H4 of the NE1/4 of the SW1/4 of the SE1/4 of Section 22, all located in T1N, R7E, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 through 9 of Block 1 and Lots 1 through 5 of Block 2 of the Villas at Villaggio
PARCEL ACREAGE	Approximately 9.30 acres
LOCATION	North of the intersection of Catron Boulevard and Vineyard Lane
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development)
South:	Park Forest District - General Agricultural District
East:	Office Commercial District (Planned Development Designation)
West:	General Agricultural District - Medium Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 4, 2016
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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

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- Catron Boulevard shall be submitted for review and approval showing the construction of curb, gutter, street light conduit, sidewalk and a second 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.
2. Upon submittal of a Development Engineering Plan application, construction plans for Vineyard Lane shall be submitted for review and approval showing street light conduit and no parking signs on one side of the street 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;
  3. Upon submittal of a Development Engineering Plan application, construction plans for Golden Eagle Drive shall be submitted for review and approval showing street light conduit, a minimum pavement width of 30 feet and no parking signs on one side of the street 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 Villaggio 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 104 foot diameter right-of-way with a minimum 84 foot diameter paved surface 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, the water plan shall identify if the existing 6 inch water main loop across the property is intended to be abandoned and provide information to support the abandonment or if it is determined that the 6 inch loop shall remain, the developer shall provide the loop in some configuration from either the main in Catron Boulevard or Vineyard Lane and shall connect to the main in Villaggio Lane and Golden Eagle Drive;
  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 in conformance with the Infrastructure Design Criteria Manual;
  7. Upon submittal of a Development Engineering Plan application, the plat document shall clearly show all proposed easements and easements to be vacated. In addition, letters from all of the affected utility companies shall be submitted indicating concurrence with the vacation of a utility easement;
  8. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer 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 and the Rapid City Municipal Code. In addition, easements shall be provided as needed;

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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 property shall be rezoned from General Agriculture District to Low Density Residential District to support the proposed residential development;
13. 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,
14. 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 14 residential lots. The lots range in size from 0.33 acres to 1.0 acres and are to be known as "The Villas at Villaggio".

The property is located north of the intersection of Catron Boulevard and Vineyard lane. 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 property is zoned General Agriculture District which requires a minimum 20 acre lot size for a residential use. In order to support the proposed subdivision, the property must be rezoned from General Agriculture District to Low Density Residential District prior to submittal of a Final Plat application. The Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Rezoning the property to Low Density Residential District is in compliance with the Future Land Use Plan.

**Catron Boulevard:** Catron Boulevard is located along the southwest 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

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minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Catron Boulevard is currently located within a 130 foot wide right-of-way and constructed with a 36 foot wide paved driving surface, sewer and one water main. As such, upon submittal of a Development Engineering Plan application, construction plans for Catron Boulevard must be submitted for review and approval showing curb, gutter, street light conduit, sidewalk and a second 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.

Vineyard Lane: Vineyard Lane is located along the south lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a pavement width of 24 feet with no on-street parking, 30 feet with parking on one side or 34 feet with parking on two sides. In addition, curb, gutter, sidewalk, street light conduit, sewer and water must be constructed along the street. Currently, Vineyard Lane is located in a 68 foot wide right-of-way and constructed with a 32 foot wide paved surface, curb, gutter, sidewalk sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Vineyard Lane must be submitted for review and approval showing street light conduit and no parking signs on one side of the street 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.

Golden Eagle Drive: Golden Eagle Drive extends north from Vineyard Lane through the subject property. Golden Eagle Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a pavement width of 24 feet with no on-street parking, 30 feet with parking on one side or 34 feet with parking on two sides. In addition, curb, gutter, sidewalk, street light conduit, sewer and water must be constructed along the street. Currently, Golden Eagle Drive is located in a 68 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk sewer and water. The plat identifies residential lots along the street requiring that on-street parking be provided. As such, upon submittal of a Development Engineering Plan application, construction plans for Golden Eagle Drive must be submitted for review and approval showing a minimum pavement width of 30 feet with no parking signs on one side of the street and street light conduit 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.

Villaggio Court: Villaggio Court is a proposed cul-de-sac street serving eight residential lots and 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 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Villaggio Court 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.

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Fire Department: With the 14 proposed lots shown on this Preliminary Subdivision Plan application, a total of 40 residential lots will have exclusive access from Catron Boulevard. The applicant should be aware that any additional subdivision of the property will require that a second point of access be provided. The Fire Department encourages the developer to consider the installation of residential fire sprinkler protection as they move forward with this project.

Drainage: The property is located within the Arrowhead Drainage Basin. 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 and the Rapid City Municipal Code. In addition, easements must be provided as needed.

Water: A 14 inch water main currently exists in Catron Boulevard and a 10 inch water main exists in Vineyard lane and Golden Eagle Drive, respectively. In addition, a 6 inch water main is proposed in Villaggio Court. The proposed plat is located within the Skyline pressure zone. Based on the City's water model, available fire flow is as follows in the 10 inch water main at the Golden Eagle Drive and Villaggio Lane intersection at 50% reservoir is approximately ~2930 gpm @ ~25 psi residual. This flow provides for a velocity less than 12 fps in the 10 inch main and satisfies minimum pressure requirements in the area.

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 currently exists in Catron Boulevard, Golden Eagle Drive and Vineyard Lane, respectively. In addition, a proposed 8 inch sewer main is proposed in Villaggio Court. 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 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

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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.