

STAFF REPORT
September 23, 2010

No. 10PL066 - Preliminary Plat

ITEM 20

GENERAL INFORMATION:

APPLICANT	Skyline Pines East Land Co.
AGENT	Gary Renner for Renner & Associates, LLC
PROPERTY OWNER	Skyline Pines East Land Co.
REQUEST	No. 10PL066 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1, Lot 19, and dedicated Fairmont Boulevard Right- of-way of Skyline Pines East Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 42.977 acres
LOCATION	At the current western terminus of Fairmont Boulevard west of Mt. Rushmore Road
EXISTING ZONING	Office Commercial District (Planned Development Designation) / Low Density Residential II District (Planned Development Designation) / Park Forest District
SURROUNDING ZONING	
North:	Park Forest District / Low Density Residential District / General Commercial District (Planned Commercial Development)
South:	Low Density Residential II District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation)
West:	Park Forest District / Low Density Residential District (Planned Residential Development) / Office Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/27/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, water data and analysis addressing domestic water usage and fire flows shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, sanitary sewer flow and capacity information and analysis shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a drainage analysis and report, including stormwater detention and post construction water quality management plans, shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
6. Prior to Preliminary Plat approval by the City Council, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
8. 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;
9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
10. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the property into two lots. The lots are to be known as Tract 1 and Lot 19 of Skyline Pines East Subdivision. Tract 1 is a 40.011 acre parcel and Tract 19 is a 1.385 acre parcel.

On June 21, 2010, the City Council approved a Layout Plat (File #10PL031) to subdivide the property into two lots. In addition, a Variance to the Subdivision Regulations (File #10SV008) was approved to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the southern 400 feet of Fairmont Boulevard.

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The property is located at the western terminus of Fairmont Boulevard. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Zoning: Proposed Tract 1 is currently zoned Office Commercial with an Initial Planned Residential Development and Low Density Residential II with an Initial Planned Residential Development. Proposed Lot 19 is currently zoned General Commercial District with a Planned Development Designation. Prior to issuance of a building permit, a Final Planned Residential Development must be approved for proposed Tract 1 and an Initial and Final Planned Commercial Development must be approved for proposed Lot 19.

The proposed lot sizes comply with the existing zoning of the property. Future development of the property must be in compliance with the zoning of the property.

Master Plan: The applicant has submitted a Master Plan indicating that no future subdivision of the property is being proposed. The applicant should be aware that in the event of future subdivision, street(s) and utilities must be provided in compliance with the City's Subdivision Ordinance and the Street Design Criteria Manual.

Sewer: To date, sanitary sewer low or capacity information and analysis has not been submitted for review and approval. As such, staff recommends that prior to Preliminary Plat approval by the City Council, sanitary sewer flow and capacity information and analysis be submitted for review and approval.

Water: The applicant has submitted a Utility Master Plan showing the general layout of the proposed water system to serve the development and potential layout for looping connections in accordance with the City's Master Utility Plan. There is some concern with the proposed tie-in locations and access to connections with the City system. In addition, to date, domestic water or fire flow information or system analysis has not been submitted for review and approval. As such, staff recommends that prior to Preliminary Plat approval by the City Council, water data and analysis addressing domestic water usage and fire flows be submitted for review and approval.

Drainage: To date, a drainage analysis or report has not been submitted for review. As such, staff recommends that prior to Preliminary Plat approval by the City Council, a drainage analysis and report, including stormwater detention and post construction water quality management plans, be submitted for review and approval.

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

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No. 10UR028 - Conditional Use Permit to Construct a Utility

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Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff recommends that upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. Upon submittal of a Final Plat application, surety must be posted and subdivision inspection fees must be paid as required.

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. The Warranty Surety must be in force for a period of 2 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.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.