

STAFF REPORT
July 26, 2012

No. 12PL029 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	SSST, LLC
REQUEST	No. 12PL029 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 16-19 of Block 5, and Lots 23-34 of Block 4, Fieldstone Drive right-of-way, and Saint Bury Court right- of-way of Elks Crossing
PARCEL ACREAGE	Approximately 4.595 acres
LOCATION	Along the north side of East Minnesota Street at the current southern terminus of Fieldstone Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - Low Density Residential-II District (Planned Residential Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation) - Low Density Residential-II District (Planned Residential Development)
South:	General Commercial District (Planned Development Designation) - General Agriculture District
East:	Medium Density Residential District (Planned Development Designation) - Low Density Residential-II District (Planned Residential Development)
West:	Medium Density Residential District (Planned Development Designation) - Low Density Residential-II District (Planned Residential Development) - General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 22, 2012

STAFF REPORT
July 26, 2012

No. 12PL029 - Preliminary Subdivision Plan

ITEM 3

REVIEWED BY

Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redlined comments shall be addressed or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications, as applicable, shall be obtained. The redlined comments and/or copies of the approved Exceptions shall be submitted with the Development Engineering Plan application;
2. 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 Professional Engineer;
3. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show Saint Bury Court with a minimum right-of-way width of 50 feet in lieu of 49 feet or an Exception shall be obtained;
4. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to provide non-access easements in compliance with the Infrastructure Development Criteria Manual or an Exception shall be obtained;
5. Upon submittal of a Development Engineering Plan application, a written summary for the drainage report shall be submitted for review and approval;
6. Upon submittal of a Development Engineering Plan application, a Design Report shall be submitted for review and approval demonstrating that the water service is adequate to meet estimated domestic flows and required fire flows. In addition, prior to submittal of a Final Plat application, the water main improvements along Marlin Drive and E. Minnesota Street through the Fieldstone Drive intersection shall be completed and accepted by the City to provide adequate fire flow to the proposed development;
7. Upon submittal of a Development Engineering Plan application, information shall be submitted for review and approval confirming that the Jolly Lane Lift Station has capacity to serve the proposed development and if an agreement exists noting the maximum dwelling units the lift station can serve before additional upgrades are required. In addition, the sanitary sewer data shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity;
8. Upon submittal of a Development Engineering Plan application, a final 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
9. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
10. Upon submittal of a Final Plat application, E. Minnesota Street shall be constructed and accepted through the Fieldstone Drive intersection to allow two points of access to the proposed development or surety shall be posted for the improvement or an Exception shall be obtained;

STAFF REPORT
July 26, 2012

No. 12PL029 - Preliminary Subdivision Plan

ITEM 3

11. Prior to submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement shall be entered into with the City for all public improvements as applicable;
12. Prior to submittal of a Final Plat application, all Infrastructure Development Partnership Fund payments shall be made and a copy of the receipt submitted with the application;
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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide a 29.57 acre property into 16 residential lots, leaving a 24.975 acre unplatted non-transferable balance. The proposed development is a part of the Elks Crossing Subdivision.

On August 22, 2002, an Initial and Final Planned Residential Development (File #02PD039) was approved for a portion of Elks Crossing Subdivision which included proposed Lot 23, Block 4 and proposed Lots 16 and 17 of Block 5 as shown on this plat document.

On June 11, 2007, the City approved a Planned Development Designation for a portion of Elks Crossing Subdivision which includes the balance of the proposed lots as shown on this plat document. Prior to issuance of a building permit for this area of the property, an Initial and/or Final Planned Development Overlay must be reviewed and approved.

The property is located along the north side of East Minnesota Street at the current southern terminus of Fieldstone 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:

Saint Bury Court: Saint Bury Court is shown on the plat document to extend west from Fieldstone Drive and serves as access to 12 proposed residential lots. Saint Bury Court is classified as a lane place street requiring that the street 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. The construction plans show the street being constructed as a lane place street with the exception of a 49 foot wide right-of-way. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the plat document be revised to show Saint Bury Court with a minimum right-of-way width of 50 feet in lieu of 49 feet or an Exception must be obtained

STAFF REPORT
July 26, 2012

No. 12PL029 - Preliminary Subdivision Plan

ITEM 3

E. Minnesota Street: Section 2.6 of the Infrastructure Design Criteria Manual states that a street with a single access shall not be used for more than forty dwelling units. A second access shall be provided when more than forty dwelling units are accessed from a street. Platting the property as proposed will result in more than 40 dwelling units with exclusive access via Fieldstone Drive. As such, upon submittal of a Final Plat application, E. Minnesota Street must be constructed and accepted through the Fieldstone Drive intersection to allow two points of access to the proposed development or surety must be posted for the improvement or an Exception must be obtained. The applicant should also be aware that prior to issuance of a Certificate of Occupancy, construction of the street connection must be completed and accepted by the City.

Water: On July 1, 2009, an Elks Crossing Water Analysis by Dream Design International was submitted stating that fire flow was only available for homes not to exceed 3,600 square feet or residential sprinkler systems are required. In 2009, construction plans were submitted and approved to construct water system improvements along Marlin Drive creating a loop in the water system. To date, the water system loop has not been construction. In addition, in 2008, plans were submitted and approved to construct water system improvements along E. Minnesota Street. To date, construction has started but no completion date has been identified. An 8 inch water main is proposed along Fieldstone Drive and Saint Bury Court as a part of this plat. The proposed lots are located within the Low Level Water Zone which serves elevations of 3,300 feet and below. In order to ensure that adequate water capacity can be provided to the development, a Design Report must be submitted for review and approval demonstrating that the water service is adequate to meet estimated domestic flows and required fire flows upon submittal of a Development Engineering Plan application. In addition, prior to submittal of a Final Plat application, the water main improvements along Marlin Drive and E. Minnesota Street through the Fieldstone Drive intersection must be completed and accepted by the City to provide adequate fire flow to the proposed development.

Sewer: Sanitary sewer flows from the proposed development will be routed to the Jolly Lane Lift Station. Upon submittal of a Development Engineering Plan application, information must be submitted for review and approval confirming that the Jolly Lane Lift Station has capacity to serve the proposed development and if an agreement exists noting the maximum dwelling units the lift station can serve before additional upgrades are required. In addition, the sanitary sewer data must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity

Drainage: A drainage report has been submitted for review and approval. The submitted drainage report generally complies with City requirements. Upon submittal of a Development Engineering Plan application, a written summary for the drainage report must be submitted for review and approval

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, a final Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval. In addition, an Erosion and

STAFF REPORT
July 26, 2012

No. 12PL029 - Preliminary Subdivision Plan

ITEM 3

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 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.