

STAFF REPORT
September 6, 2012

No. 12PL044 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

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| APPLICANT | Don Ward - DKEA, LLC |
| AGENT | Gary Renner - Renner & Associates, LLC |
| PROPERTY OWNER | DKEA, LLC - Don Ward |
| REQUEST | No. 12PL044 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | A portion of the NW1/4 of the NW1/4 of Section 28 and a portion of the NE1/4 NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 27 thru 35 of Block 7, dedicated Dunsmore Road, Poppy Trail and Seminole Lane right-of-way all of Red Rock Meadows Subdivision |
| PARCEL ACREAGE | Approximately 3.174 acres |
| LOCATION | At the current northern terminus of Dunsmore Road |
| EXISTING ZONING | Low Density Residential District |
| FUTURE LAND USE DESIGNATION | Residential |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Low Density Residential District (Planned Development) |
| East: | Low Density Residential District (Planned Development) |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | August 10, 2012 |
| REVIEWED BY | Vicki L. Fisher / Brandon Quiett |

RECOMMENDATION:

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

1. 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

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- 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;
2. Upon submittal of a Development Engineering Plan application, construction plans showing a sidewalk along Seminole Lane shall be submitted for review and approval or an Exception shall be obtained prior to submittal of a Development Engineering Plan application. In addition, 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 Poppy Trail shall be submitted for review and approval showing a minimum pavement width of 34 feet in lieu of the proposed 32 feet or an Exception shall be obtained prior to submittal of a Development Engineering Plan application. In addition, 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, 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 5. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
 6. Prior to approval of a Development Engineering Plan application, an approval letter from the South Dakota Department of Environment and Natural Resources for the water and sewer plans shall be submitted;
 7. 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 if applicable;
 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; and,
 9. 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 create nine residential lots ranging in size from 0.217 to 0.253 acres. The residential development is a part of the Red Rock Meadows subdivision.

The property is located at the current northern terminus of Dunsmore Road and 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.

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STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan application and has noted the following considerations:

Seminole Lane: Seminole Lane is classified as a local street 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. The applicant has submitted construction plans showing the street constructed as a local street with the exception of sidewalk. As such, staff recommends that upon submittal of a Development Engineering Plan application, construction plans showing a sidewalk along Seminole Lane be submitted for review and approval or an Exception must be obtained prior to submittal of a Development Engineering Plan application. In addition, if an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Poppy Trail: Polly Trail is classified as a collector street requiring that the street be located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has submitted construction plans showing the street located within a 71 foot wide right-of-way and constructed as a collector street with the exception of a 32 foot wide paved surface. As such, staff recommends that upon submittal of a Development Engineering Plan application, construction plans for Poppy Trail be submitted for review and approval showing a minimum pavement width of 34 feet in lieu of the proposed 32 feet or an Exception must be obtained prior to submittal of a Development Engineering Plan application. In addition, if an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

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. 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 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

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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.