

STAFF REPORT
October 25, 2012

No. 12PL071 - Preliminary Subdivision Plan

ITEM 9

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	SSST, LLC
REQUEST	No. 12PL071 - 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	Proposed Lots 16 through 19 of Block 5 and Lots 23 through 34 of Block 4, Fieldstone Drive right-of-way and Saint Bury Court right-of-way of Elks Crossing Subdivision
PARCEL ACREAGE	Approximately 4.595 acres
LOCATION	At the current southern terminus of Fieldstone Drive
EXISTING ZONING	Low Density Residential District 2
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential 2
South:	General Agricultural District
East:	Low Density Residential District 2 - Medium Residential District
West:	Low Density Residential District 2 - Medium Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 28, 2012
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the water main improvements along Marlin

STAFF REPORT
October 25, 2012

No. 12PL071 - Preliminary Subdivision Plan

ITEM 9

- 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 or a Covenant Agreement shall be executed that prohibits building any structures on the proposed platted lots prior to the water main extension being completed and accepted;
2. 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;
 3. 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;
 4. 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,
 5. 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 part of the Elks Crossing Subdivision.

On August 6, 2012, the City Council approved a Preliminary Subdivision Plan application (File #12PL029) to subdivide the property into 16 residential lots as shown on this application. A stipulation of approval required that "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." The applicant has submitted this Preliminary Subdivision Plan application in order to revisit the stipulation. In particular, the applicant is requesting that the stipulation be removed.

On September 6, 2012, the Planning Commission approved a Final Planned Development application (File #12PD028) to allow a single family residential development on the property. A stipulation of approval requires that "prior to issuance of a building permit, the water main improvements in Marlin Drive between East Minnesota Street and Creek Drive and the water main improvements in East Minnesota Street between Marlin Drive and the Fieldstone Drive intersection shall be completed and accepted by the City." The applicant should be aware that if the timing for the water connection is revised as a part of this Preliminary Subdivision Plan application, a Major Amendment to the Final Planned Development may also be required in order to revise the stipulation of the previously approved Final Planned Development.

On September 19, 2012, the City approved a Development Engineering Plan application (File #12PL046) to allow the construction of subdivision improvements for the 16 residential lots. The construction plans submitted with the Development Engineering Plan application did not include the water main improvements along Marlin Drive and E. Minnesota Street through the Fieldstone Drive intersection since the construction plans for that portion of the

STAFF REPORT
October 25, 2012

No. 12PL071 - Preliminary Subdivision Plan

ITEM 9

water connection was submitted and approved as a separate project in 2009. However, since the water main has not been constructed and construction plans are only valid for two years, the applicant has recently submitted updated plans reflecting the design standards set forth by the City's recently adopted Infrastructure Design Criteria Manual. Given that the construction plans approved as a part of the Development Engineering Plan application did not include the water main improvements as described and since this is the only stipulation under review as a part of this Preliminary Subdivision Plan application, a new Development Engineering Plan application will not be required to be submitted upon final action of this Preliminary Subdivision Plan application.

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:

Construction Plans: As previously indicated, the construction plans for this phase of Elks Crossing have recently been approved as a part of the Development Engineering Plan application (File #12PL046). The applicant should be aware that prior to the start of construction, an Erosion and Sediment Control permit must be obtained. In addition, all subdivision improvements must be constructed per the geotechnical recommendation.

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. Subsequently, 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 constructed. 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.

The applicant has submitted an "interim" design report water model schematic which indicates that the lowest available fire flow is 1,588 gallons per minute (gpm) at J-25 (fire hydrant located at the St. Bury Court cul-de-sac) with a minimum 20 psi residual pressure at J-15 (fire hydrant located at the intersection of Fieldstone Drive and East Minnesota Street). Per the International Fire Code, 1,000 gpm fire flow is required for residential construction up to 3,600 gross square feet and 1,750 gpm fire flow is required for residential construction between 3,601 and 4,800 gross square feet. (Please note that fire flow requirements can be reduced if residential fire sprinklers are provided.) Given that the size of the proposed lot(s)

No. 12PL071 - Preliminary Subdivision Plan

ITEM 9

support structures greater than 3,600 gross square feet and that the approved Final Planned Development does not limit the square footage of the residential structure(s) or require that residential fire sprinkler systems be installed in residence(s) in excess of 3,600 gross square feet, a minimum of 1,750 gpm of fire flow must be provided prior to construction on the proposed lots.

The applicant has submitted a “future” design report water model schematic that indicates that 2500 gpm of fire flow will be available for the proposed development once the water connection along Marlin Drive and E. Minnesota Street are completed. However, as noted above, the water system loop has not been completed. In order to ensure that adequate fire flow is maintained to serve the existing residential developments within this area and to ensure that adequate fire flow will be provided to the proposed residential development, staff recommends that prior to submittal of a Final Plat application, the water main improvements along Marlin Drive and E. Minnesota Street through the Fieldstone Drive intersection be completed and accepted by the City or a Covenant Agreement be executed that prohibits building any structures on the proposed platted lots prior to the water main extension being completed and accepted.

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.