

STAFF REPORT
February 7, 2013

No. 12PL100 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Frankie Shultz Living Trust
REQUEST	No. 12PL100 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	SW1/4 of the NE1/4 of the SE1/4 and the N1/2 of the SE1/4 of the NE1/4 of the SE1/4 all located in Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 and 2 of Shultz Subdivision
PARCEL ACREAGE	Approximately 15.00 acres
LOCATION	2109 Skyline Ranch Road
EXISTING ZONING	Park Forest District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District - Low Density Residential
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and on-site wastewater
DATE OF APPLICATION	December 14, 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 Development Engineering Plan application, a Variance from the Zoning Board of Adjustment shall be obtained to waive the requirement that proposed Lot 1 abut a public street for a distance of not less than 50 feet or the plat document shall be revised to comply with this requirement;
2. Upon submittal of a Development Engineering Plan application, construction plans for

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- Skyline Ranch Road 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 and sewer or an Exception shall be obtained to waive the street improvements and to allow an easement to serve more than four lots prior to submittal of a Development Engineering Plan application. In addition, if an Exception is obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Skyline Ranch Court shall be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or an Exception shall be obtained. In addition, if an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 4. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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 and contain a Certification Statement of Conformance with City Standards in compliance with the Infrastructure Design Criteria Manual;
 5. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
 6. Upon submittal of a Development Engineering Plan application, a drainage plan and a grading plan shall be submitted for review and approval if subdivision improvements are required or site grading is proposed;
 7. 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 if subdivision improvements are required;
 8. Upon submittal of a Development Engineering Plan application, a Fuels Mitigation Plan shall be submitted for review and approval. In addition, prior to submittal of a Final Plat application, the Fuels Mitigation Plan shall be implemented;
 9. Upon submittal of a Development Engineering Plan application, an existing fire flow analysis shall be provided. Depending upon the fire flow analysis, limitations on the size of residential structure(s) or the use of residential fire sprinkler protection may be necessary. In addition, confirmation as to whether the existing fire hydrant located on proposed Lot 1 is private or public and that all necessary easements are in place shall be submitted for review and approval;
 10. Upon submittal of a Development Engineering Plan application, geotechnical information including percolation tests and soil profiles for proposed Lot 2 shall be submitted for review and approval identifying whether the lot is suitable to handle a traditional on-site wastewater treatment system;
 11. 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,
 12. Prior to the City's acceptance of the public improvements, a warranty surety shall be

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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 subdivide a 15.006 acre parcel into two lots. The two proposed lots are to be known as Lots 1 and 2 of Schultz Subdivision.

The property is located south and west of the intersection of Skyline Ranch Road and Skyline Ranch Court. Currently, a single family residence is located on proposed Lot 1 and proposed Lot 2 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 a Development Engineering Plan application 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 Park Forest District requiring a minimum three acre lot size. The proposed lots will have a lot size of 5 acres and 10.006 acres, respectively, which meets the minimum lot size requirement of the Park Forest District. In addition, the existing single family residence is a permitted use in the Park Forest District.

The Park Forest District requires that each lot abut on a public street for a distance of not less than 50 feet. As a result of the proposed plat, proposed Lot 1 will not abut a public street since Skyline Ranch Road is located within an easement instead of right-of-way. As such, prior to submittal of a Development Engineering Plan application, a Variance from the Zoning Board of Adjustment must be obtained to waive the requirement that proposed Lot 1 abut a public street for a distance of not less than 50 feet or the plat document must be revised to comply with this requirement.

Skyline Ranch Road: Skyline Ranch Road 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. Currently, the street is located within a 33 foot wide roadway easement and constructed with an approximate 20 foot wide paved surface and water. Upon submittal of a Development Engineering Plan application, construction plans for Skyline Ranch Road must 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 and sewer or an Exception must be obtained to waive the street improvements and to allow an easement to serve more than four lots prior to submittal of a Development Engineering Plan application. In addition, if an Exception is obtained, a copy of the approved Exception(s) must be submitted with the Development Engineering Plan application.

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Skyline Ranch Court: Skyline Ranch 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. Currently, the street is located within a 66 foot wide section line highway and constructed with an approximate 15 foot wide paved surface and water. Upon submittal of a Development Engineering Plan application, construction plans for Skyline Ranch Court must be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or an Exception must be obtained. In addition, if an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Water: City water currently exists along Skyline Ranch Road and Skyline Ranch Court. In addition, the existing residence located on proposed Lot 1 is served by City water. Upon submittal of a Development Engineering Plan application, an existing fire flow analysis must be provided. Depending upon the fire flow analysis, limitations on the size of residential structure(s) or the use of residential fire sprinkler protection may be necessary. In addition, confirmation as to whether the existing fire hydrant located on proposed Lot 1 is private or public and that all necessary easements are in place must be submitted for review and approval

Sewer: The existing residence located on proposed Lot 1 is served by a private on-site wastewater system. Upon submittal of a Development Engineering Plan application, geotechnical information including percolation tests and soil profiles for proposed Lot 2 must be submitted for review and approval identifying whether the lot is suitable to handle a traditional on-site wastewater treatment system.

Drainage/Grading: As part of the Development Engineering Plan application, a grading plan for all improved areas and a drainage plan must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval.

Staff recommends that upon submittal of the Development Engineering Plan application, a drainage and grading plan be submitted for review and approval if subdivision improvements are required. In addition, the plat document must be revised to provide drainage easements as necessary.

Fire Department: The Fire Department has noted that the property is located within a wildland fire hazard area. Therefore, a wildland Fuels Mitigation Plan must be submitted upon submittal of a Development Engineering Plan application. In addition, the wildland fuels mitigation plan must be implemented prior to submittal of a Final Plat 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

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Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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.