

STAFF REPORT  
July 25, 2013

---

**No. 13PL060 - Preliminary Subdivision Plan**

**ITEM 3**

---

GENERAL INFORMATION:

|                                |   |
|--------------------------------|---|
| APPLICANT                      | Prairie Meadows Property, Inc   |
| AGENT                          | Sperlich Consulting, Inc.   |
| PROPERTY OWNER                 | Prairie Meadows, Properties, Inc.   |
| REQUEST                        | <b>No. 13PL060 - Preliminary Subdivision Plan</b>   |
| EXISTING<br>LEGAL DESCRIPTION  | Tract A of Prairie Meadows Subdivision and a portion of Government Lot 4, located in Section 18, T2N, R8E, BHM, Rapid City, Pennington County |
| PROPOSED<br>LEGAL DESCRIPTION  | Lots 16 through 19 of Block 1, Lots 14 through 15 of Block 2 and Lots 8 through 13 of Block 4 of Prairie Meadows Subdivision                  |
| PARCEL ACREAGE                 | Approximately 3.26 acres  |
| LOCATION                       | East of the current terminus of Bengal Drive and Eli Drive  |
| EXISTING ZONING                | Low Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development)                   |
| FUTURE LAND USE<br>DESIGNATION | Residential   |
| SURROUNDING ZONING             |   |
| North:                         | Low Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development)                   |
| South:                         | Medium Density Residential District (Planned Development Designation)   |
| East:                          | Low Density Residential District (Planned Development Designation)  |
| West:                          | Low Density Residential District (Planned Development) - Medium Density Residential District (Planned Development Designation)                |
| PUBLIC UTILITIES               | City sewer and water  |
| DATE OF APPLICATION            | June 13, 2013   |
| REVIEWED BY                    | Vicki L. Fisher / Ted Johnson   |

STAFF REPORT  
July 25, 2013

---

**No. 13PL060 - Preliminary Subdivision Plan**

**ITEM 3**

---

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. 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;
2. Upon submittal of a Development Engineering Plan application, water system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
3. Upon submittal of a Development Engineering Plan application, wastewater system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
4. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
5. 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;
6. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with Chapter 4 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirements shall be submitted for review and approval. The drainage plan shall address rear lot storm drainage routing, conveyance and improvements along the common rear lot lines of the proposed lots. In addition, an agreement securing maintenance and ownership of the drainage easements shall also be recorded and a copy submitted with the Final Plat application;
7. Upon submittal of a Development Engineering Plan application, a final grading plan shall be submitted for review and approval addressing potential issues with drainage routing and conveyance along rear lot lines;
8. 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;
9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
10. 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,

STAFF REPORT  
July 25, 2013

---

**No. 13PL060 - Preliminary Subdivision Plan**

**ITEM 3**

---

11. Prior to the City's acceptance of the public improvements, a warranty surety shall be 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 create 12 residential lots as Phase Two of the Prairie Meadows Subdivision. The lots will range in size from 0.156 acres to 0.371 acres and will be known as Lots 16 through 19 of Block 1, Lots 14 and 15 of Block 2 and Lots 8 through 13 of Block 4, Prairie Meadows Subdivision.

On February 19, 2013, the City Council approved a Preliminary Subdivision Plan (File #13PL001) to create 42 residential lots as a part of Phase One of the Prairie Meadows Subdivision. On May 7, 2013, City staff approved a Development Engineering Plan application (File #13PL022) for Phase One. To date, a Final Plat application has not been submitted for review and approval of Phase One.

The property is located east of the current terminus of Bengal Drive and Eli 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:

Zoning: The property is zoned Low Density Residential District with a Planned Development Designation. The applicant should be aware that an Initial and/or Final Planned Development applicant must be submitted for review and approval prior to issuance of a building permit.

Exception: The Infrastructure Design Criteria Manual states that one point of access may serve up to 40 dwelling units. As a result of Phase One and Phase Two, 55 residential lots will have one point of access. The City has previously granted an Exception request to allow 55 dwelling units with one point of access. The applicant should be aware that any future addition of lots or expansion will require that a second point of access be provided or a new Exception must be obtained.

Water: The property is located within the City's Low Level Water Service Zone. However, Low Level Water service is currently not available to this area. A water system improvements project to extend Low Level Water service to this area has been approved by the Utility Fund Oversight Committee and the City Council. In conjunction with the Preliminary Subdivision Plan approval for Phase One, an Exception was granted to the owner of record to allow interim service from the North Rapid Water Service Zone contingent upon the applicant entering into an agreement defining the interim service conditions and timing for

STAFF REPORT  
July 25, 2013

---

**No. 13PL060 - Preliminary Subdivision Plan**

**ITEM 3**

---

connection(s) to the future Low Level water main. As a result of the Exception, the North Rapid Water Service Zone has been approved to serve Phase Two of the proposed development. As such, upon submittal of a Development Engineering Plan application, water system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Sewer: An Exception has previously been approved to allow existing sanitary sewer in portions of proposed Eli Drive to be offset into the northeast boulevard area and to allow a water main to be installed along the southwest side of the right-of-way. As such, the proposed sanitary sewer alignment appears acceptable. Upon submittal of a Development Engineering Plan application, wastewater system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Drainage: Limited storm drainage improvements are shown on the site plan. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with Chapter 4 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirements must be submitted for review and approval. The drainage plan must address rear lot storm drainage routing, conveyance and improvements along the common rear lot lines of the proposed lots. In addition, an agreement securing maintenance and ownership of the drainage easements must also be recorded and a copy submitted with the Final Plat application.

Grading: The grading plan appears generally acceptable. However, upon submittal of a Development Engineering Plan application, a final grading plan must be submitted for review and approval addressing potential issues with drainage routing and conveyance along rear lot lines.

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 approval of the Development Engineering Plan application, 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

STAFF REPORT  
July 25, 2013

---

**No. 13PL060 - Preliminary Subdivision Plan**

**ITEM 3**

---

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.