

STAFF REPORT
July 25, 2013

No. 13PL066 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	David & Maxine Heinrich
AGENT	Janelle Finck, Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Paul Case Real Estate, LLC
REQUEST	No. 13PL066 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 14 of Plateau Subdivision, located in Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 14A, 14B and 14C of Plateau Subdivision
PARCEL ACREAGE	Approximately 5 acres
LOCATION	2281 Plateau Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	June 26, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

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 on the plat document shall be addressed. The redlined comments shall be returned to the Community Planning & Development Services Department with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Serenity Court shall be submitted for review and approval. In particular, the construction

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plans shall show the street constructed with a minimum 26 foot wide paved surface, sewer and sidewalk along the south side of the street or an Exception shall be obtained. In addition, the plat document shall be revised to show the dedication of one additional foot of right-of-way or an Exception shall be obtained. If Exception(s) are 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, the applicant shall demonstrate that adequate fire flows are being provided for the proposed residential lots and any structures to be located on the west side of proposed Lot 14C;
4. 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;
5. Prior to approval of the Development Engineering Plan application, the utility construction plans shall be reviewed and approved by Rapid Valley Sanitary District;
6. Prior to approval of the Development Engineering Plan application, 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;
7. 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;
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. 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 to create three residential lots. The lots are to be known as Lots 14A, 14B and 14C of Village Plateau Subdivision. The proposed lots will be 0.70 acres, 0.66 acres and 3.59 acres in size, respectively.

The property is located east of Rapid City within the three mile platting jurisdiction. More specifically, the property is located on the west side of Plateau Lane approximately 1,100 feet southeast of the intersection of Plateau Lane and Twilight Drive. Currently, a single-family dwelling, detached garage and a shed are located on the property.

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:

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Water System Evaluation: The property is located in the Rapid Valley Sanitary District service area. Water service is located in Serenity Court and Plateau Lane. Proposed Lot 14C will obtain water service from Serenity Court. Proposed Lot 14C will be 3.59 acres in size and is currently undeveloped. The Pennington County Fire Department has indicated concern with fire flows being able to serve development on the west side of the proposed lot. As such, upon submittal of a Development Engineering Plan application, the applicant must demonstrate that adequate fire flows are being provided for the proposed residential lots. In particular, the applicant must demonstrate that adequate fire flows are being provided to serve any structural development on the west side of proposed Lot 14C.

Rapid Valley Sanitary District has stated that the manholes on the west side of proposed Lot 14C must be accessible at all times. In addition, only a single-family dwelling may be constructed on proposed Lot 14C and that any other use will require the review and approval of a new application. Prior to approval of the Development Engineering Plan application, the utility construction plans must be reviewed and approved by Rapid Valley Sanitary District.

Sewer System Evaluation: As previously noted, the property is located in the Rapid Valley Sanitary District service area. Sanitary sewer is located in Plateau Lane for proposed Lots 14A and 14B. A 15 foot wide sanitary sewer easement is located on the west lot line of proposed Lot 14C. Currently, sanitary sewer is not located in Serenity Court adjacent to the subject property. As such, upon submittal of a Development Engineering Plan application, an Exception must be obtained to waive the requirement to extend sanitary sewer service in Serenity Court or construction plans must be submitted showing the sanitary sewer extension. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Plateau Lane: Plateau Lane is classified as a local street requiring that it 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 plat document identifies 10 feet of right-of-way to be dedicated towards the 52 foot requirement for a total of 50 feet of right-of-way. The remaining two feet of right-of-way will come from the adjacent land to the east. The Pennington County Highway Department is currently funding a reconstruction project for Plateau Lane that will include resurfacing, curb, gutter and sidewalk. Public projects have served as surety for completion of these required subdivision improvements in the past. As such, the applicant is not required to bring in any additional construction plans or provide surety.

Serenity Court: Serenity Court is classified as a local street requiring that it 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. Currently, Serenity Court is located within a 50 foot wide right-of-way and constructed with a 24 foot wide paved surface, water, curb, gutter and a curb side sidewalk along the north side of the street. Upon submittal of a Development Engineering Plan application, construction plans for Serenity Court must be submitted for review and approval. In particular, the construction plans must show the street constructed with a minimum 26 foot wide paved surface, sewer and sidewalk along the south side of the street or an Exception must be obtained. In

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addition, the plat document must be revised to show the dedication of one additional foot of right-of-way or an Exception must be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) must be submitted with the Development Engineering Plan application.

Access: Proposed Lots 14A and 14B will have access from Plateau Lane. The applicant should be aware that an approach permit on Serenity Court for Lot 14C must be obtained prior to issuance of a building permit.

Zoning: The property is located in Pennington County and is zoned Suburban Residential District. The proposed lots are in compliance with the minimum lot size for the zoning district. The applicant should be aware that the zoning requirements for the property and building permits must be obtained through Pennington County.

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: Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements must be submitted for review and approval if subdivision improvements are required. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed must be posted and the subdivision inspection fees must be paid.

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.