

STAFF REPORT
June 5, 2014

No. 14PL031 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Hart Ranch Development
AGENT	Pat Wyss - Wyss Associates, Inc.
PROPERTY OWNER	Hart Ranch Development Company
REQUEST	No. 14PL031 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of previously platted Hart Ranch Golf Course parcel, located in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 55A through 67B of Village on the Green No. 2 Subdivision
PARCEL ACREAGE	Approximately 10 acres
LOCATION	Along Anna Court
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	May 8, 2014
REVIEWED BY	Vicki L. Fisher / Bob Reiss

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Anna Court shall be submitted for review and approval. In particular, the construction plans shall show Anna Court from Arena Drive through the proposed platted area located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide

STAFF REPORT

June 5, 2014

No. 14PL031 - Preliminary Subdivision Plan

ITEM 2

- paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or an Exception shall be obtained. In addition, the plat document shall show Anna Court as right-of-way in lieu of a private platted drive and/or easement 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;
2. Upon submittal of a Development Engineering Plan application, the design of the driveways for Lots 57A and 57B within the area of the emergency access road shall be submitted for review and approval;
 3. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed phased development. In addition, utility easements shall be secured as needed;
 4. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements shall also be secured for the sewer main located across the proposed lot(s) outside of Anna Court;
 5. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
 6. Upon submittal of a Development Engineering Plan application, a grading plan shall be submitted for review and approval;
 7. Upon submittal of a Development Engineering Plan application, a final drainage plan for the proposed phased development improvements signed and sealed by a Registered Professional Engineer shall be submitted for review and approval in compliance with the Infrastructure Design Criteria Manual. In addition, a major drainage easement over the 100 year storm drainage area shall be dedicated for the proposed drainage improvements and at locations of all drainage elements;
 8. Prior to approval of a Development Engineering Plan application, a Floodplain Development Permit shall be obtained for any construction within the 100 year Federally designated floodplain;
 9. 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. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
 10. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

STAFF REPORT
June 5, 2014

No. 14PL031 - Preliminary Subdivision Plan

ITEM 2

11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
12. Prior to submittal of a Final Plat application, an agreement shall be recorded securing maintenance and ownership of the proposed drainage elements;
13. 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,
14. 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 28 townhome lots leaving an unplatted balance. The lots are to be known as Lots 55A through 67B of Village on the Green No. 2.

The property is located at the eastern terminus of Mulligan Mile, west of Arena 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 located within the previously approved Hart Ranch Planned Unit Development by Pennington County. The applicant is encouraged to confirm with the Pennington County Planning Department that sufficient building envelopes are being provided on each of the proposed lots to ensure that setbacks and lot size requirements are being met.

Anna Court: Anna Court extends west from Arena Drive to serve as access to the proposed townhome lots. Anna 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. Upon submittal of a Development Engineering Plan application, construction plans for Anna Court must be submitted for review and approval showing the street constructed as identified or an Exception must be obtained. In addition, since Anna Court will serve more than four lots, the plat document must show Anna Court as right-of-way in lieu of a private platted drive and/or easement 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.

Emergency Access Road: An emergency access road currently exists connecting Mulligan Mile with Anna Court. The road is constructed with one lane and a traffic circle at the eastern end

STAFF REPORT
June 5, 2014

No. 14PL031 - Preliminary Subdivision Plan

ITEM 2

as it connects with Anna Court. The emergency access road was originally constructed to provide a second point of access for residences along Mulligan Mile since Mulligan Mile serves as exclusive access to more than 40 dwelling units. The Preliminary Subdivision Plan identifies the driveways to proposed Lots 67A and 67B located within a portion of the emergency access road. Upon submittal of a Development Engineering Plan application, the design of the driveways within the area of the road must be submitted for review and approval to ensure that the road will continue to provide emergency access as originally designed.

Water: A water reservoir, owned and operated by Hart Ranch, currently serves the development. The applicant has indicated that the reservoir will also serve the proposed townhome development. As such, upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed phased development. In addition, utility easements must be secured as needed.

Sewer: A lagoon, owned and operated by Hart Ranch, currently serves the development. The applicant has indicated that the lagoon will also serve the proposed townhome development. As such, upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must also be secured for the sewer main located across the proposed lot(s) outside of Anna Court.

Drainage: The property is not located within a drainage basin defined by the City. Pursuant to the Infrastructure Design Criteria Manual, the drainage must be detained to pre-development rates. The applicant has submitted a preliminary drainage analysis. Upon submittal of a Development Engineering Plan application, a final drainage plan for the proposed phased development improvements signed and sealed by a Registered Professional Engineer must be submitted for review and approval in compliance with the Infrastructure Design Criteria Manual. In addition, a major drainage easement over the 100 year storm drainage area must be dedicated for the proposed drainage improvements and at locations of all drainage elements. Prior to submittal of a Final Plat application, an agreement must also be recorded securing maintenance and ownership of the proposed drainage elements.

Development Agreement: Chapter 16.12.040.K of the Rapid City Municipal Code states that a Development Agreement is 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.

STAFF REPORT
June 5, 2014

No. 14PL031 - Preliminary Subdivision Plan

ITEM 2

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.