

STAFF REPORT
June 5, 2014

No. 14PL033 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	ETC Ventures LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	ETC Ventures, LLC
REQUEST	No. 14PL033 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE/14 of the NW1/4, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4 thru 20 of Block 4, Lots 3 thru 23 of Block 5, Lots 7 thru 17 of Block 6, Lots 1 thru 9 of Block 7, Lot 1 of Block 8 of Copperfield Vista Subdivision
PARCEL ACREAGE	Approximately 15 acres
LOCATION	At the current western terminus of Homestead Street
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development)
South:	Low Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 9, 2014
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the preliminary

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- construction plans shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the revised construction plans;
2. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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, construction plans for Eunice Drive and Bar Five Ranch Road shall be submitted for review and approval showing the streets 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 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;
 4. Upon submittal of a Development Engineering Plan application, construction plans for Tess Court and Tate Court shall be submitted for review and approval showing the streets 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 or an Exception shall be obtained. In addition, the cul-de-sac bulb(s) shall be located within a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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;
 5. 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;
 6. 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. In addition, the sewer plan shall demonstrate that the sanitary sewer will be deep enough to serve homes on the down sloping sides of Eunice Drive and Bar Five Ranch Road. Utility easements shall also be secured as needed;
 7. Upon submittal of a Development Engineering Plan application, geotechnical analysis shall be submitted for the pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
 8. 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;

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9. Upon submittal of a Development Engineering Plan application, a drainage plan 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, the drainage plan shall demonstrate that the sanitary sewer will be deep enough to serve homes on the down sloping sides of Eunice Drive and Bar Five Ranch Road. Drainage easements shall also be secured as needed;
10. 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;
11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
13. Prior to submittal of the Final Plat application, the plat title shall be revised to read "Copperfield Vistas" in lieu of "Copperfield Vista";
14. 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,
15. 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 58 residential lots leaving an unplatted balance. The lots range in size from 0.156 acres to 0.346 acres and are a part of the Copperfield Vistas Subdivision.

The property is located at the current western terminus of Homestead Street. 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 prior to issuance of a building permit, a

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Final Planned Development application must be approved by the City for the proposed residential development.

Streets: The proposed street, utility and lot layout generally matches the original developer's master plan and previously completed mass grading. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for the proposed street(s) as follows:

- Homestead Street (Collector Street)-Minimum 68 foot wide right-of-way and minimum 34 foot wide paved surface, curb, gutter, sidewalk street light conduit, water and sewer;
- Eunice Drive and Bar Five Ranch Road (Local Street)-Minimum 52 foot wide right-of-way and minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer; and,
- Tess Court and Tate Court (Lane Place Cul-de-sac Street)-Minimum 50 foot wide right-of-way and minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The bulb must be designed with a minimum 104 foot diameter right-of-way and minimum 84 foot diameter paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

The applicant also has the option of submitting an Exception request to waive the required design standards. If Exceptions are obtained a copy of the approved Exception(s) must be submitted with the Development Engineering Plan application.

Water: The property is located within the City's service area. 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: As noted above, the property is located within the City's service area. 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. In addition, the sewer plan must demonstrate that the sanitary sewer will be deep enough to serve homes on the down sloping sides of Eunice Drive and Bar Five Ranch Road. Utility easements must also be secured as needed.

Drainage: The applicant's current storm drainage layout includes some area inlets and piping to convey stormwater from the common rear yard drainage ways. Upon submittal of a Development Engineering Plan application, a drainage plan signed and sealed by a Registered Professional Engineer must be submitted for review and approval in compliance with the Infrastructure Design Criteria Manual. Drainage easements must also be secured as needed.

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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.

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.

General Construction Comment: The access to develop the site should be limited to Homestead Street. Construction equipment, materials or workers should not use Copperfield Drive or Summerfield Drive through the Copperfield Subdivision as access routes during the construction of the site.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.