

STAFF REPORT
October 9, 2014

No. 14PL055 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Jay and Mandi Schmierer
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Jay H. and Mandi Schmierer
REQUEST	No. 14PL055 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 4 of Block 2 of Vista Hills No. 2, located in Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 4A and Lot 4B of Block 2 of Vista Hills No. 2
PARCEL ACREAGE	Approximately 2.22 acres
LOCATION	4967 Skyview Drive
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and private on-site wastewater
DATE OF APPLICATION	September 15, 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 Skyview Drive shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit 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

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- application;
2. Upon submittal of a Development Engineering Plan application, an on-site water plan prepared by a Professional Engineer shall be submitted for review and approval showing that the soils are suitable for on-site wastewater systems. The on-site wastewater plan shall be designed in accordance with Chapter 13.20 of the Rapid City Municipal Code for on-site wastewater disposal and treatment;
 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. In addition, utility easements shall be secured as needed;
 4. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval if subdivision improvements are required;
 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 if subdivision improvements are required;
 6. 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;
 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 Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 9. Prior to submittal of a Final Plat application, the existing shed shall be relocated and/or removed from the property to prevent straddling the proposed lot line. The shed shall not be located on proposed Lot 4A since a principal structure does not exist on this lot. If the shed is located on Lot 4B with the existing residence, then all setback requirements shall be met;
 10. Prior to submittal of a Final Plat application, a Wild Land Fuels Mitigation and Management Plan shall be prepared and executed pursuant to Rapid City Fire Department requirements;
 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 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 subdivide a 2.22 acre lot into two lots to be known as Lots 4A and 4B of Block 2, Vista Hills No. 2. The lots will be sized 1.00 acre and 1.21 acres, respectively.

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The property is located north of the intersection of Skyview Drive and Pine Tree Drive. Currently, a single family residence, garage and two sheds are located on the property. As a result of the plat, the single family residence, garage and one of the sheds will be located on proposed Lot 4B. The second shed will be located partially on proposed Lot A and partially on proposed Lot B. The applicant has indicated that the shed will be removed from 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:

Skyview Drive: Skyview Drive is located along the east lot line of the property and 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. Skyview Drive is currently located within a 66 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface and City water. As such, upon submittal of a Development Engineering Plan application, construction plans for Skyview Drive must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer 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.

Sewer: A 1,500 gallon septic tank and drainfield currently serve the existing residence located on proposed Lot 4B. In addition, there aren't any City sewer mains within 400 feet of the property. As such, the applicant has indicated that an on-site wastewater system is proposed to serve any future development on proposed Lot 4A. Upon submittal of a Development Engineering Plan application, an on-site water plan prepared by a Professional Engineer must be submitted for review and approval showing that the soils are suitable for the on-site wastewater system. The on-site wastewater plan must be designed in accordance with Chapter 13.20 of the Rapid City Municipal Code for on-site wastewater disposal and treatment.

Water: A City water main is currently located along Skyview Drive and serves the existing residence located on proposed Lot 4B. 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. In addition, utility easements must be secured as needed.

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Wild Land Fire Hazard: The property is located within a Wild Land Fire Hazard area and has areas of heavy tree cover. As such, prior to submittal of a Final Plat application, a Wild Land Fuels Mitigation and Management Plan must be prepared and executed pursuant to Rapid City Fire Department requirements.

Structures: As previously noted, a single family residence, garage and two sheds are located on the property. As a result of the plat, the single family residence, garage and one of the sheds will be located on proposed Lot 4B. The second shed will be located partially on proposed Lot A and partially on proposed Lot B. The applicant has indicated that the shed will be removed from the property.

Prior to submittal of a Final Plat application, the existing shed must be relocated and/or removed from the property to prevent straddling the proposed lot line. The Rapid City Municipal Code does not allow the shed to be located on proposed Lot 4A since a principal structure does not exist on this lot. If the shed is located on Lot 4B with the existing residence, then all setback requirements must be met.

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 if subdivision improvements are required. 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 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.