

STAFF REPORT
December 4, 2014

No. 14PL076 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

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| APPLICANT | William Anderson |
| PROPERTY OWNER | William Anderson |
| REQUEST | No. 14PL076 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | The NE1/4 of the SE1/4, less KWA Subdivision, Less Lot H-1 of the S1/2 of the NE1/4 of the SE1/4, located in Section 1, T1N, R8E |
| PROPOSED LEGAL DESCRIPTION | Proposed Tract 2 of the KWA Subdivision |
| PARCEL ACREAGE | Approximately 11.484 acres |
| LOCATION | 22965 Radar Hill Road |
| EXISTING ZONING | Planned Unit Development (Pennington County) |
| FUTURE LAND USE DESIGNATION | Low Density Neighborhood |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Suburban Residential District (Pennington County) |
| East: | Limited Agricultural District (Pennington County) |
| West: | Suburban Residential District (Pennington County) |
| PUBLIC UTILITIES | Private water and on-site wastewater Box Elder water located in Radar Hill Road R-O-W |
| DATE OF APPLICATION | November 5, 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 Radar Hill Road shall be submitted for review and approval showing the street with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, an on-site wastewater

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- plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;
3. 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;
 4. Upon submittal of a Development Engineering Plan application, a grading plan and a drainage plan must be submitted for review and approval if any subdivision improvements are required. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document must be revised to provide drainage easements as needed;
 5. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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 Registered Professional Engineer;
 6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements if subdivision improvements are required;
 7. 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;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised showing the "66 ' Public R.O.W & Utility Easement" as a "66 foot R.O.W & Utility Easement";
 9. 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,
 10. 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 an 11.484 acre lot leaving a non-transferable unplatted balance. The proposed lot is to be known as Tract 2, KWA Subdivision.

The property is located approximately 1 ½ miles north of the intersection of S.D. Highway 44 and Radar Hill Road on the west side of Radar Hill Road. Currently, the proposed lot is void of any structural development and a single family residence is located on the proposed non-transferable unplatted balance.

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.

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STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is located outside of the City limits but within the City's three mile platting jurisdiction. The property is currently zoned Planned Unit Development by Pennington County. The Pennington County Planning Department has indicated that the proposed plat is in compliance with the approved Planned Unit Development.

Radar Hill Road: Radar Hill Road is located along the east lot line of the property and is classified as a principle arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 100 foot wide right-of-way and constructed with a 22 foot wide paved surface and Box Elder water. Upon submittal of a Development Engineering Plan application, construction plans for Radar Hill Road must be submitted for review and approval showing the street with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit and sewer or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Utilities: A Box Elder water main is currently located in the Radar Hill Road right-of-way. However, the applicant has indicated that the existing single family residence is served by a private well and an on-site wastewater system. Future development on the proposed lot must identify whether water service will be provided by Box Elder or from a private well. Currently, there is no community sewer system serving this area. As such, upon submittal of a Development Engineering Plan application, an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils on the proposed lot are suitable for on-site wastewater system(s) must be submitted for review and approval

Drainage: A grading plan and a drainage plan must be submitted for review and approval if any subdivision improvements are required. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

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.

Platting Process: If the Exception to waive the requirement to improve Radar Hill Road is obtained, then a Development Engineering Plan application is not necessary since no

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subdivision improvements would be required. Subsequently, the applicant can proceed with the submittal of a Final Plat application. However, the \$250.00 application fee plus \$20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application must be paid as a part of the Final Plat submittal.

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