

STAFF REPORT
March 5, 2015

No. 15PL009 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Dolores A Sjerven
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Delores Sjerven Trustee
REQUEST	No. 15PL009 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the SW1/4 of Section 12, less Victra Subdivision, located in Section 12, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Victra Subdivision No.2
PARCEL ACREAGE	Approximately 3.15 acres
LOCATION	7400 Longview Road
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Limited Agricultural District (Pennington County)
South:	Limited Agricultural District (Pennington County)
East:	Limited Agricultural District (Pennington County)
West:	Limited Agricultural District (Pennington County)
PUBLIC UTILITIES	Private well and on-site wastewater systems
DATE OF APPLICATION	January 28, 2015
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 Longview Road shall be submitted for review and approval showing an additional 12 feet of pavement for a total pavement width of 36 feet, curb, gutter, sidewalk, street light conduit, sewer and dual water mains 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;

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2. Upon submittal of a Development Engineering Plan application, the Master Plan shall be revised to show the future collector street along the east lot line of the property as per the City's Major Street Plan;
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 or an Exception shall be obtained. 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 development or an Exception shall be obtained. If an Exception is obtained, a copy shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval or an Exception shall be obtained. If the existing on-site wastewater system is to continue to serve the property, then prior to submittal of a Final Plat application, an on-site wastewater treatment system permit shall be obtained from Pennington County and shall be submitted with the Final Plat application;
5. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the City's Drainage Basin Plan shall be submitted for review and approval if subdivision improvements are required. In addition, the plat document shall be revised to provide drainage easements as necessary;
6. 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;
7. 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 Registered Professional Engineer;
8. 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;
9. 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;
10. Prior to submittal of a Final Plat application, the property shall be rezoned from Limited Agriculture District to Low Density Residential District by Pennington County;
11. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note dedicating an 8 foot wide minor drainage and utility easement along all interior lot lines;
12. 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,
13. 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).

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create one lot leaving an unplatted balance. The lot is 3.15 acres in size and is to be known as Lot 1, Vista Subdivision No 2.

The property is located approximately 500 feet east of the intersection of Anderson Road and Longview Road, along the north side of Longview Road. Currently, a house and garage are located on the proposed lot. Two barns are located west of the proposed lot on the proposed 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.

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. Currently, the property is zoned Limited Agriculture District which requires a minimum lot size of ten acres. The Pennington County Planning Department has indicated that the applicant has submitted a Rezoning application to change the zoning designation of the property from Limited Agriculture District to Low Density Residential District, which requires a minimum lot size of three acres. Prior to submittal of a Final Plat application, the property must be rezoned from Limited Agriculture District to Low Density Residential District by Pennington County.

Master Plan: The applicant has submitted a Master Plan showing the future subdivision for the balance of the property. Staff has reviewed the Master Plan and offers the following comments:

1. Access along Long View Road and Anderson Road is controlled by Pennington County and any proposed street connections will require their approval.
2. At the time of development all proposed streets shall be constructed to minimum street design criteria established in the Rapid City Infrastructure Design Criteria Manual or Exceptions must be obtained.
3. The City is in the process of designing a water main that will be located in Longview Road adjacent to the proposed plat and balance of the platted area. Any future connections to the water main will have surcharge and connection fees associated with the connection.
4. If on-site wastewater treatment systems are used for the future development, lot sizes must be a minimum of 20,000 square feet when a public water system is used and must be a minimum of 43,560 square feet when potable water is supplied by a private water supply system. The proposed lots do not appear to be 20,000 square feet. On-site wastewater treatment systems will not be allowed if public sewer main is within 400' of the development.

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5. The Hawthorne Ditch runs through the property. Any impacts to the ditch will need to be approved by the Hawthorn Ditch.
6. There is a collector street shown on the City's Major Street plan along the east property line of the unplatted balance. The collector street must be incorporated into the master plan. As such, staff recommends that upon submittal of a Development Engineering Plan application, the Master Plan be revised to show the future collector street along the east lot line of the property as per the City's Major Street Plan;

Longview Road: Longview Road is located along the south lot line of the property and is classified as a minor arterial street on the City's Major Street Plan which requires that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Currently, Longview Road is located within a 66 foot wide section line highway and constructed with a 24 foot wide paved surface. The proposed plat identifies the dedication of an additional 17 feet of right-of-way along Longview Road. Upon submittal of a Development Engineering Plan application, construction plans for Longview Road must be submitted for review and approval showing an additional 12 feet of pavement for a total pavement width of 36 feet, curb, gutter, sidewalk, street light conduit, sewer and dual water mains 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.

Water: The existing single family residence is currently served by a private on-site well. 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 or an Exception must be obtained. 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 development. In addition, utility easements must be secured as needed.

Sewer: Currently, an on-site wastewater system consisting of a septic tank and drainfield serve the existing single family residence located on the proposed lot. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval or an Exception must be obtained. If the existing on-site wastewater system is to continue to serve the property, then prior to submittal of a Final Plat application, an on-site wastewater treatment system permit must be obtained from Pennington County and must be submitted with the Final Plat application.

Drainage: Upon submittal of a Development Engineering Plan application, a grading plan and a drainage plan must be submitted for review and approval if 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

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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 Exceptions to waive the requirement to improve streets and extend utilities are obtained, then a Development Engineering Plan application is not necessary since subdivision improvements would not 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.

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