

STAFF REPORT
September 24, 2015

No. 15PL077 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT	ZCO Incorporated
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	ZCO Inc.
REQUEST	No. 15PL077 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 24 thru 38 of Block 10, Lot 21 of Block 11, Lot 1 of Block 14, Lot 1 and Lots 6 thru 9 of Block 15; Lots 1 thru 11 of Block 16 of Elks Country Estates
PARCEL ACREAGE	Approximately 12.12 acres
LOCATION	South of the intersection of Padre Drive and Jolly Lane
EXISTING ZONING	Low Density Residential District II (Planned Development)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District II (Planned Development) - General Agricultural District
East:	Low Density Residential District II (Planned Development)
West:	Low Density Residential District II (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 21, 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

STAFF REPORT
September 24, 2015

No. 15PL077 - Preliminary Subdivision Plan

- Ping Drive and Glacier Ridge Road shall be submitted for review and approval showing the street(s) 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 Exception(s) 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, 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 design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;
 3. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity for this phase of the development and for future development up stream;
 4. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The drainage plan and report shall address storm water quantity control, storm water quality treatment and street drainage. In addition, the drainage plan shall include a drainage analysis of the grading proposed for the balance of Elks Country Estates;
 5. Prior to submittal of the Development Engineering Plan application, redlined comments shall be addressed. Upon submittal of the Development Engineering Plan application, the redlined comments and the revised drawings and plat per the redline comments shall be submitted for review and approval or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment shall be obtained. If an Exception is obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
 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 Registered 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 if subdivision improvements are required;
 9. Upon submittal of a Final Plat application, a copy of the recorded "Easement and Maintenance Agreement" between ZCO, Inc and the Cyclone Irrigation Ditch Company shall be submitted;
 10. Upon submittal of a Final Plat application, an agreement securing maintenance and ownership of the proposed detention pond and the proposed rear yard drainage channel shall be submitted for recording;
 11. Upon submittal of a Final Plat application, easements securing a drainage easement for

STAFF REPORT
September 24, 2015

No. 15PL077 - Preliminary Subdivision Plan

the proposed detention pond, a drainage easement for the proposed storm sewer piping outside of right-of-way, a public sewer easement and public water main easement for the proposed extensions outside of the proposed rights-of-way and temporary turnaround easement(s) at the end of the proposed streets where future extension is anticipated shall be submitted for recording;

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).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 33 residential lots leaving a non-transferable balance. The Master Plan for Elks Country Estates identifies this area as Phase 4 of the development. The lots range in size from 0.25 acres to 0.72 acres.

The property is located approximately 100 feet south of the intersection of Padre Drive and Jolly Lane. 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 II and is a part of an approved Planned Residential Development (File #1125) to allow single family residences and/or townhome development. The proposed lots meet the minimum lot size requirements for both single family and townhome development.

Ping Drive and Glacier Ridge Road: Ping Drive and Glacier Ridge Road are classified as local streets requiring that they be located in 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 the two streets must be submitted as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering application.

Drainage: The property is not located in a defined drainage basin of which an overall drainage basin plan has been developed. The applicant is proposing a detention pond outside of the boundaries of this plat. The applicant should be aware that the detention pond must be located within a platted lot when this area of the property is platted. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered

STAFF REPORT
September 24, 2015

No. 15PL077 - Preliminary Subdivision Plan

Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The drainage plan and report must address storm water quantity control, storm water quality treatment and street drainage. In addition, the drainage plan must include a drainage analysis of the grading proposed for the balance of Elks Country Estates. Drainage easements must also be provided as necessary.

Water: An 8 inch water main is proposed in Ping Drive and Glacier Ridge Road. The proposed water main in Ping Drive creates a dead end water main in excess of 1,200 feet, which is expressly prohibited in Section 3.9.7 of the Infrastructure Design Criteria Manual. As such, a looped connection must be provided. This can be achieved by connecting the main through the future street connection to the main in Augusta Drive. 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 design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development.

The lots are located in the Low Level Water Zone which serves elevations of 3100 feet to 3300 feet. Static pressures in this development are approximately 135 psi. The applicant should be aware that Pressure Reducing Valves (PRV's) must be provided on all water services within this development.

Sewer: An 8 inch sewer main is proposed in Ping Drive and Glacier Ridge Road. Based on the number of lots currently platted or have pending applications submitted to the City, the Jolly Lane Lift Station is at capacity. These residential lots are included in the court for lots contributing to the lift station. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity for this phase of the development and for future development up stream.

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 as 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 must be entered into with the City for all public improvements.

STAFF REPORT
September 24, 2015

No. 15PL077 - Preliminary Subdivision Plan

Traffic Impact Study: A Traffic Impact Study was prepared with the adjacent Elks Crossing Subdivision which included the proposed Elks Country Estates Subdivision. The build out of the proposed phase does not appear to trigger any roadway improvements in addition to the existing infrastructure and projects pending construction. A traffic light is planned for the East Minnesota Street and Elk Vale Road intersection when traffic counts warrant the improvement.

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