

STAFF REPORT
March 24, 2016

No. 16PL014 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Troy and Lisa Eisenbraun
AGENT	Steven O. Thingelstad - Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER	Erich and Lana Eisenbraun
REQUEST	No. 16PL014 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4 less the east 54.4 feet located in Section 20, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract A and Tract B of Eisenbraun Subdivision
PARCEL ACREAGE	Approximately 3.2 acres
LOCATION	East of Reservoir Road and south of Southside Drive
EXISTING ZONING	General Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Rural Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	Prairiefire Subdivision Utilities (portions of property are within Green Valley Sanitary District)
DATE OF APPLICATION	February 29, 2016
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redlined comments shall be addressed. In addition, the redlined comments shall be returned with the

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- Development Engineering Plan application;
2. 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. 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;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Mono Street shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 26 foot wide paved surface, water and sewer and with a fire apparatus turnaround at the end of the street 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;
 4. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval if subdivision improvements are required. The drainage plan shall address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. The drainage plan shall also address how drainage from the proposed development will be mitigated as to not impact the Hawthorne Ditch. In addition, the plat document shall be revised to provide drainage easements as necessary;
 5. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval if applicable;
 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 and a grading plan shall be submitted for review and approval if subdivision improvements are required;
 7. Upon submittal of a Development Engineering Plan application, water and sewer plans prepared by a Registered Professional Engineer showing the extension of mains and service lines shall be submitted for review and approval as per the Infrastructure Design Criteria Manual or Exception(s) shall be obtained. In addition, the applicant shall submit documentation that Prairiefire Subdivision Utilities will serve the property and that Green Valley Sanitary District is in concurrence with Prairiefire Subdivision Utilities serving that portion of the property within their service boundary;
 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;
 10. Prior to submittal of a Final Plat application, "Lana Eisenbraun" shall be added to the Certificate of Ownership on the plat;
 11. Upon submittal of a Final Plat application, a Road Maintenance Agreement shall be submitted for recording for that portion of Mondo Lane located on the property;
 12. Prior to submittal of a Final Plat application, the plat document shall be revised to show the "Tracts" as "Lots";
 13. Prior to submittal of a Final Plat application, proposed Tract B shall be rezoned with Pennington County to allow a 3.2 acre lot or a lot size Variance shall be obtained to allow a 3.2 acre lot in the General Agriculture District;

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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. 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 application to create two residential lots. The lots are sized 3.20 acres and 45 acres, respectively and are to be known as Tracts A and B of Eisenbraun Subdivision.

The property is located outside of the City limits but within the City's three mile platting jurisdiction. In particular, the property is located at the western terminus of Mondo Lane and is currently 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 currently zoned General Agriculture District by Pennington County. A minimum 40 acre lot size is required in the General Agriculture District. As previously noted, the proposed plat will create a 3.2 acre and a 45 acre lot. As such, prior to submittal of a Final Plat application, the 3.2 acre lot must be rezoned to allow the proposed lot size or a lot size Variance must be obtained to allow a 3.2 acre lot in the General Agriculture District.

Mondo Lane: Mondo Lane extends west into the property to serve as access to the two proposed lots. Mondo Lane is classified as a local street requiring that it be located in a 52 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. A fire apparatus turnaround is also required to be constructed at the western terminus of the street. The applicant is proposing to locate the street in a 52 foot wide right-of-way and has indicated that water and sewer will be extended from the Prairiefire Subdivision Utilities to serve the proposed lots. An Exception has been submitted to waive the installation of curb, gutter, sidewalk, street light conduit, pavement and to provide a fire apparatus turnaround. Staff has granted the Exception to waive curb, gutter, sidewalk and street light conduit. The Exception(s) to waive pavement and a fire apparatus turnaround have been denied. As such, upon submittal of a Development Engineering Plan application, construction plans for Mondo Street must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, water and sewer and with a fire apparatus turnaround at the end of the street 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.

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Utilities: A portion of proposed Tract A is located in the Green Valley Sanitary District. However, they currently do not have services available to serve the property. The applicant has been negotiating with the Prairiefire Subdivision Utilities to secure water and sewer service for the two proposed lots. Upon submittal of a Development Engineering Plan application, water and sewer plans prepared by a Registered Professional Engineer showing the extension of mains and service lines must be submitted for review and approval as per the Infrastructure Design Criteria Manual. In addition, the applicant shall submit documentation that Prairiefire Subdivision Utilities will serve the property and that Green Valley Sanitary District is in concurrence with Prairiefire Subdivision Utilities serving that portion of the property within their service boundary.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan must be submitted for review and approval if subdivision improvements are required. The drainage plan must address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. The drainage plan must also address how drainage from the proposed development will be mitigated as to not impact the Hawthorne Ditch. In addition, the plat document must be revised to provide drainage easements as necessary.

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 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 if applicable.

Labeling: The plat identifies the two properties as “tracts”. However, a tract signifies that the property is being held in reserve for future development. The applicant is proposing to construct a residence or residence(s) on the two properties. As such, they must be labeled “lots”. Prior to submittal of a Final Plat application, the plat document must be revised to show the “tracts” as “lots”.

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

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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.