

STAFF REPORT
May 10, 2012

No. 12PL016 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

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| APPLICANT | The Village at Skyline Pines, LLC |
| AGENT | Renner & Associates, LLC |
| PROPERTY OWNER | Skyline Pines East Land Co., LLC |
| REQUEST | No. 12PL016 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | Tract 1 of Skyline Pines East Subdivision located in the N1/2 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Tract 1R and Tract 2 of Skyline Pines East Subdivision |
| PARCEL ACREAGE | Approximately 40 acres |
| LOCATION | West of Mount Rushmore Road and north of Tower Road |
| EXISTING ZONING | Office Commercial District (Planned Development Designation), Low Density Residential District II (Planned Development Designation) and Park Forest (Planned Development Designation) |
| FUTURE LAND USE DESIGNATION | Residential (western portion) and Commercial (eastern portion) |
| SURROUNDING ZONING | |
| North: | Office Commercial District (Planned Development Designation) |
| South: | Park Forest District |
| East: | General Commercial District (Planned Commercial Development) |
| West: | Office Commercial District (Planned Development Designation) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 4/13/2012 |
| REVIEWED BY | Vicki L. Fisher / Nicole Lecy |

RECOMMENDATION:

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

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stipulations:

1. Upon submittal of a Development Engineering Plan application, road construction plans for the southern 400 feet of Fairmont Boulevard shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained prior to submittal of the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, road construction plans for the proposed access easement shall be submitted for review and approval. In particular, the road construction plans shall show the easement with a minimum width of 52 feet and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained prior to submittal of the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, a drainage plan and a grading plan shall be submitted for review and approval if subdivision improvements are required or site grading is proposed;
4. 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;
5. Upon submittal of a Development Engineering Plan application, a revised cost estimate which includes the access easement shall be submitted for review and approval;
6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along proposed Tract 2 as it abuts Fairmont Boulevard or an Exception shall be obtained;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a Major Drainage Easement across proposed Tract 2 to accommodate the 24 inch RCP storm sewer and storm water discharge as shown on the construction plans;
8. 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,
9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide Tract 1 of Skyline Pines East Subdivision into two lots. The lots are to be known as Tract 1R and Tract 2 of Skyline Pines East Subdivision and will be sized 37.075 acres and 2.915 acres, respectively.

On September 7, 2006, the Planning Commission approved an Initial Planned Commercial Development (File #06PD030) to allow four condominium towers to be constructed on the property. The proposed development did not get constructed within two years of the date of the approval. Subsequently, the Initial Planned Commercial Development approval has expired.

On June 21, 2010, the City Council approved a Layout Plat (File #10PL031) to subdivide the

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property into two lots. In addition, a Variance to the Subdivision Regulations (File #10SV008) was approved to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the southern 400 feet of Fairmont Boulevard with a stipulation of approval that the applicant sign a waiver of right to protest any future assessments for the improvement.

On September 6, 2011, the City Council approved a Preliminary Plat (File #10PL066) to subdivide the property into one lot to be known as Tract 1, Skyline Pines East Subdivision. On December 20, 2011, the City approved a Final Plat to create Tract 1, Skyline Pines East Subdivision.

The property is located at the western terminus of Fairmont Boulevard. 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 currently zoned Office Commercial District, Low Density Residential District II and Park Forest. In addition, the property is located within a Planned Development Designation. The applicant should be aware that prior to issuance of a building permit, an Initial and Final Planned Residential Development must be submitted for review and approval. As a part of the Planned Development application(s), the applicant must submit construction plans for the proposed public water main and public sewer main extensions across Tract 1R. In addition, easement(s) must be secured for the public utility improvements. If future residential development of the property results in an excess of 150 dwelling units, a Traffic Impact Study must be submitted for review and approval as per Section 2.17 of the Infrastructure Design Criteria Manual. The Fire Department has also indicated that future development of the property will require that a Wildland Fuels Mitigation Plan be developed and implemented.

Fairmont Boulevard: The applicant has submitted a copy of the previously approved construction plans for Fairmont Boulevard with the exception of the southern 400 feet of the street. As previously indicated, a Variance to the Subdivision Regulations was approved by the City Council for the southern 400 feet of Fairmont Boulevard due to the severe terrain within this area of the property. Replatting the property as currently proposed requires that construction plans be submitted for this portion of the street or that an Exception be obtained to waive the requirement to construct the southern 400 feet of Fairmont Boulevard.

Staff recommends that upon submittal of a Development Engineering Plan application, road construction plans for the southern 400 feet of Fairmont Boulevard be submitted for review and approval. In particular, the road construction plans must show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water

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and sewer or an Exception must be obtained prior to submittal of the Development Engineering Plan application.

Access Easement: The plat document identifies a 24 foot wide access easement along a portion of the common lot line between the two proposed lots. The access easement is classified as a local street requiring that it be located within a minimum 52 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Staff recommends that upon submittal of a Development Engineering Plan application, road construction plans for the proposed access easement be submitted for review and approval. In particular, the road construction plans must show the easement with a minimum width of 52 feet and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception must be obtained prior to submittal of the Development Engineering Plan application.

Drainage/Grading: As part of the Development Engineering Plan application, a grading plan for all improved areas and a drainage plan must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must be designed in compliance with the Drainage Criteria Manual. The drainage plan must also 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.

Staff recommends that upon submittal of the Development Engineering Plan application, a drainage and grading plan be submitted for review and approval if subdivision improvements are required. In addition, the plat document must be revised to provide drainage easements as necessary. Staff also recommends that prior to submittal of a Final Plat application, the plat document be revised to show a Major Drainage Easement across proposed Tract 2 to accommodate the 24 inch RCP storm sewer and storm water discharge as shown on the construction plans.

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.

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

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and approval if subdivision improvements are required as a part of any future platting of the property.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.