

STAFF REPORT
July 5, 2012

No. 12PL025 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 12PL025 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4 of Section 13, a portion of the SW1/4 of the NW1/4 of Section 13, a portion of the SE1/4 of the NE1/4 of Section 14 and a portion of the NE1/4 of the SE1/4 of Section 14, Located in the NW1/4 of the SW1/4, and in the SW1/4 of the NW1/4, Section 13, T2N, R7E, B.H.M., also in the SE1/4 of the NE1/4, and in the NE1/4 of the SE1/4, Section 14, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6 through 10 of Block 9, Lots 21 through 37 of Block 10, Lot 2 of Block 11, Lots 2 through 5 of Block 12, Lots 1 through 2 of Block 13, Lots 1 through 8 of Block 14, Lots 1 through 9 of Block 15, Lot 1 of Block 16, Lot 1 of Block 17, Auburn Hills Subdivision, Located in the NW1/4 of the SW1/4, and in the SW1/4 of the NW1/4, Section 13, T2N, R7E, B.H.M., also in the SE1/4 of the NE1/4, and in the NE1/4 of the SE1/4, Section 14, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.133 acres
LOCATION	West of the current western terminus of Auburn Drive extending north and lying west of the current western terminus of Cobalt Drive
EXISTING ZONING	Low Density Residential District - General Agriculture District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agriculture District - Low Density Residential
South:	Medium Density Residential (Planned Residential Development) - General Agriculture District

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East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 8, 2012
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications, as applicable, shall be obtained. The redlined comments and/or copies of the approved Exceptions shall be submitted with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, written approval shall be obtained from the City Engineer to allow the use of a sewer termination cleanout per Rapid City Standard Detail 9-8 or the plans shall be revised as needed;
3. 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;
4. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show Valencia Place located within a minimum 50 foot wide right-of-way or an Exception shall be obtained;;
5. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show Gainsboro Drive located within a minimum 50 foot wide right-of-way or an Exception shall be obtained;
6. Upon submittal of a Development Engineering Plan application, a geotechnical report shall be submitted for review and approval for the proposed public improvements, including pavement design and soils resistivity test results;
7. Upon submittal of a Development Engineering Plan application, a drainage plan and a grading plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary.;
8. 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
9. Upon submittal of a Development Engineering Plan application, water plans demonstrating that adequate fire and domestic flows are being provided shall be submitted for review and approval;
10. Upon submittal of a Development Engineering Plan application, sewer plans demonstrating that sanitary sewer capacity is adequate to meet estimated flows and

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11. provide sufficient system capacity shall be submitted for review and approval;
Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
12. Prior to submittal of a Final Plat application, the plat document shall be revised relabeling Lot 1, Block 13 as it is an existing platted lot of record;
13. 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,
14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create 48 residential lots ranging in size from 0.149 acres to 0.329 acres. The residential development is a phase of the Auburn Hills Subdivision. The applicant has also submitted a Rezoning request (File #12RZ010) to change the zoning designation of the property from General Agriculture District to Low Density Residential District.

The property is located west of the current western terminus of Auburn Drive extending north and lying west of the current western terminus of Cobalt Drive. The property 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: As previously indicated, the applicant has submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Low Density Residential District. The applicant should be aware that prior to issuance of a building permit, the property must be rezoned as requested since the General Agriculture District requires a minimum 20 acre lot size for residential use. As a part of the building permit application, staff is strongly encouraging the applicant to submit engineered plans for the residential foundation(s) since complaints have been filed noting failure of several foundations in previous phases of the development.

Valencia Place and Gainsboro Drive: Valencia Place and Gainsboro Drive are classified as lane place streets as per the Infrastructure Design Criteria Manual requiring that they be located within a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant has submitted preliminary construction plans showing both streets being constructed as a lane place street with the exception of a 49 foot wide right-of-way width in lieu of a minimum 50 foot wide right-of-way width. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the construction plans be revised

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to show Valencia Place and Gainsboro Drive located within a minimum 50 foot wide right-of-way or an Exception be obtained.

Sidewalks: The preliminary construction plans identify sidewalks along the proposed streets. The developer is responsible for the construction of sidewalks at intersections including handicap ramps and unbuildable lots. All other sidewalks are required to be constructed at the time of building permit(s).

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines have been submitted for review and approval. However, the plans do not include information demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. As such, staff recommends that upon submittal of a Development Engineering Plan application, the sewer plans be revised as identified and submitted for review and approval.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains have been submitted for review and approval. However the water plans do not include information demonstrating that adequate fire and domestic flows are being provided. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the water plans be revised as identified and submitted for review and approval.

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

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