

STAFF REPORT
July 5, 2012

No. 12PL026 - Preliminary Subdivision Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 12PL026 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 9-15 of Block 1, Lots 10-13 of Block 2, Lot 12 of Block 4, Lots 7-12 of Block 6, Lots 1-11 of Block 7, and Lots 1-19 of Block 8, all located in Brookfield Subdivision, located in the NE1/4 of the SE 1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.701
LOCATION	At the current northern terminus of Three Rivers Drive
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Development)
East:	Low Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 8, 2012
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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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, approved permits from the Environmental Protection Agency shall be obtained to relocate the delineated wetlands from the current terminus of Three Rives Drive to the property located west of the proposed development. In addition, copies of the approved permits shall be submitted with the Development Engineering Plan application;
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 Cobalt Drive as the collector street in lieu of Tupelo Drive. In particular, Cobalt Drive shall be located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer and Tupelo Drive shall be 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 an Exception shall be obtained;
5. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show Melano Street 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, the applicant shall submit documentation verifying ownership and maintenance of the proposed drainage lot;
9. 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;
10. 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;
11. Upon submittal of a Development Engineering Plan application, sewer plans

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- demonstrating that sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity shall be submitted for review and approval;
12. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
 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 0.150 acres to 1.567 acres and a drainage lot. The residential development is to be known as Phase III of Brookfield Subdivision.

The property is located at the northern terminus of Three Rivers Drive 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 Low Density Residential District with a Planned Development Designation. The applicant should be aware that prior to issuance of a building permit, an Initial and/or Final Planned Development Overlay must be submitted for review and approval. The applicant should also be aware that as a part of the Planned Development approval, staff will recommend that engineered plans be submitted for residential foundations since complaints have been filed noting failure of several foundations in previous phases of the development.

Collector Street: The Major Street Plan currently identifies Tupelo Drive as the collector street extending through the property. However, the applicant and staff concur that Cobalt Drive should be constructed as the collector street based on the topographic features of the area. The applicant has submitted preliminary construction plans showing Tupelo Drive constructed as a collector street but has concurred to revise the plans as noted. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the construction plans be revised to show Cobalt Drive as the collector street in lieu of Tupelo Drive. In particular, Cobalt Drive must be located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer and Tupelo Drive must be 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 an Exception must be obtained.

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Melano Street: Melano Street is classified as a lane place street in the Infrastructure Design Criteria Manual requiring that it 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 Melano Street 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 to show Melano Street 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.

Wetlands: Approximately 14 of the proposed residential lots are located within a wetlands area. The applicant has indicated that they are working with the Environmental Protection Agency to relocate the wetlands to support the proposed development. Staff recommends that prior to submittal of a Development Engineering Plan application, approved permits from the Environmental Protection Agency be obtained to relocate the delineated wetlands as proposed. In addition, copies of the approved permits must be submitted with 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. 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.

The Preliminary Plan identifies a 0.207 acre drainage lot. As such, upon submittal of a

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Development Engineering Plan application, the applicant shall submit documentation verifying ownership and maintenance of the proposed drainage lot.

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.

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