

STAFF REPORT
June 20, 2013

No. 13PL048 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Don Ward - DKEA, LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 13PL048 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the NW1/4 of Section 28, located in the NW1/4 of the NW1/4 of Section 28, T1N, R7E, BHM, Rapid City, South Dakota
PROPOSED LEGAL DESCRIPTION	Drainage Lot 1, Lots 1 thru 8 of Block 14 of Red Rock Meadows Subdivision
PARCEL ACREAGE	Approximately 7.12 acres
LOCATION	East of the current northern terminus of Dunsmore Road
EXISTING ZONING	Low Density Residential (Planned Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential (Pennington County)
South:	Low Density Residential (Planned Development)
East:	Low Density Residential (Planned Development)
West:	Low Density Residential (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 15, 2013
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

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. Prior to Development Engineering Plan approval, engineering reports

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- 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;
2. Upon submittal of a Development Engineering Plan application, water system analysis, calculations and design reports in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
 3. Upon submittal of a Development Engineering Plan application, wastewater system analysis, calculations and design reports in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
 4. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 5. Upon submittal of a Development Engineering Plan application, geotechnical analysis and pavement design shall be submitted for review and approval or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
 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 shall be submitted for review and approval;
 7. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with Chapter 6 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirements shall be submitted for review and approval;
 8. Upon submittal of a Development Engineering Plan application, agreements securing maintenance and ownership of the Drainage Lot shall be submitted for review and approval. Prior to submittal of a Final Plat application, the approved agreement shall be recorded at the Register of Deed's Office and a copy of the recorded agreement shall be submitted with the Final Plat application;
 9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 10. Prior to submittal of a Final Plat application, street names for the proposed north-south interior street and the proposed utility and access easement shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the Final Plat document shall show the approved street names;
 11. 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,
 12. Prior to City's acceptance for the public improvements for this phase of development, all other phases of Red Rock Meadows shall be accepted. In addition, warranty surety shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create eight residential lots and a Drainage Lot. The proposed residential lots range in size from 0.203 acres to 1.446 acres and are to be known as Lots 27 thru 35 of Block 7, Red Rock Meadows.

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The property is located east of the current northern terminus of Dunsmore Road. 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: The property is 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 must be approved.

Water/Sewer: The property is served by City water and sewer. Upon submittal of a Development Engineering Plan application, a water and sewer system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Streets: The applicant has submitted preliminary construction plans for the abutting streets that will serve the proposed development. The construction plans show that the streets will be constructed in compliance with the Infrastructure Design Criteria Manual with minor revisions. Staff recommends that prior to submittal of a Development Engineering Plan application, redlined comments be addressed or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications, as applicable, be obtained. The redlined comments and/or copies of the approved Exceptions must be submitted with the Development Engineering Plan application. Prior to Development Engineering Plan approval, engineering reports required for construction approval must be accepted and agreements required for construction approval must be executed. In addition, permits required for construction must be approved and issued and construction plans must be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports must be signed and sealed by a Professional Engineer.

Fire Department: The Fire Department does not have any objections to the Preliminary Subdivision Plan as presented. However, they encourage the use of residential fire sprinkler protection for all homes within this phase of the development. The applicant should be aware that this is a recommendation and not a requirement for approval.

Drainage: The proposed plat includes a 1.446 acre "Drainage Lot" located within the western one-third of the property. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with Chapter 6 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirements must be submitted for review and approval. In addition, upon submittal of a Development Engineering Plan application, agreements securing maintenance and ownership of the Drainage Lot must be submitted for review and approval. Prior to submittal

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of a Final Plat application, the approved agreement must be recorded at the Register of Deed's Office and a copy of the recorded agreement must be submitted with the Final Plat application.

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.

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 be entered into with the City for all public improvements, if applicable.

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.

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