

STAFF REPORT
August 22, 2013

No. 13PL079 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

APPLICANT	Don Ward - DKEA, LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 13PL079 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract A of Red Rock Village Subdivision, located in the NE1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 5 of Block 1 and Lots 1 thru 5 of Block 2 of Red Rock Village Subdivision
PARCEL ACREAGE	Approximately 1.62 acres
LOCATION	West of Dunsmore Road
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	Low Density Residential District (Planned Development)
East:	Low Density Residential District (Planned Development)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 26, 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

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- copies of the approved Exceptions shall be submitted with the 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;
 3. Upon submittal of a Development Engineering Plan application, a stormwater plan shall be submitted for review and approval demonstrating that the stormwater facility for Red Rock Meadows, Phase 4 has been designed for quantity and quality control to accommodate the proposed lots or an additional stormwater facility shall be provided;
 4. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for additional stormwater control improvements if needed;
 5. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval if additional stormwater control improvements are needed;
 6. Prior to submittal of a Final Plat application, any pending Infrastructure Development Partnership Fund payments shall be paid. In addition, a copy of the receipt verifying payment shall be submitted with the Final Plat application;
 7. 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,
 8. 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 to create 10 residential lots, leaving an unplatted non-transferable balance. The proposed lots are sized 0.152 acres to 1.86 acres and are to be known as Phase One of Red Rock Village.

On August 8, 2013, the Planning Commission recommended approval of a Rezoning request (File #13RZ018) to change the zoning designation from General Agriculture District to Low Density Residential District for 14.67 acres, which includes the subject property. The City Council will consider the Rezoning request at their August 19, 2013 and September 3, 2013 City Council meetings.

The applicant has also submitted a Final Planned Development application (File #13PD033) to allow a single family residence to be constructed on each of the 10 residential lots. The Final Planned Development application will be considered at the August 22, 2013 Planning Commission meeting.

The property is located approximately 200 feet north of the intersection of Donegal Way and Dunsmore Road, on the west side of Dunsmore Road. Currently, the property is void of any structural development.

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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 noted, the applicant has submitted a Rezoning request application to change the zoning designation of the property from General Agriculture District to Low Density Residential District and a Final Planned Development application to allow the construction of a single family residence on each of the ten proposed lots. The proposed lots meet the minimum lot size requirement of the Low Density Residential District.

Master Plan: The applicant has submitted a Master Plan for the 14.67 acre parcel showing the development of 54 residential lots in three phases. This Preliminary Subdivision Plan application includes the ten residential lots abutting Dunsmore Road as Phase One of Red Rock Village. The applicant should be aware that upon development of Phase Two and Phase Three of Red Rock Village, the Master Plan must be revised to include the construction of Poppy Trail as it abuts the property. In addition, the applicant must demonstrate that adequate capacity exists within the Red Rock Meadows lift station to accommodate these future phases.

Subdivision Improvements: The proposed lots all abut Dunsmore Road which is currently constructed to City Street Design Standards. The applicant has submitted construction plans showing the extension of utility services to the proposed lots. Staff has also noted that upon submittal of a Development Engineering Plan application, a stormwater plan must be submitted for review and approval demonstrating that the stormwater facility for Red Rock Meadows, Phase 4 has been designed for quantity and quality control to accommodate the 10 proposed lots or an additional stormwater facility must be provided.

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 additional stormwater control improvements if needed.

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.

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