

STAFF REPORT
November 21, 2013

No. 13PL111 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Gordon Howie - R-J Development
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	R-J Development Corp
REQUEST	No. 13PL111 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Tailwood Village, located in the NW1/4 of the SE1/4 and in the SW1/4 of the NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 33 thru 40 of Block 18, Lot 6 of Block 26, Lots 5 thru 8 of Block 27, Lots 41 thru 48 of Block 18, Lots 7 thru 10 of Block 26, Lots 1 thru 4 of Block 27 and Lot 9 and Lot 10 of Block 27 of Trailwood Village
PARCEL ACREAGE	Approximately 6.158 acres
LOCATION	At the current terminus of Savannah Street and Leola Lane
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	October 18, 2013
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, a design report

STAFF REPORT
November 21, 2013

No. 13PL111 - Preliminary Subdivision Plan

ITEM 4

- demonstrating that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development shall be submitted for review and approval. The design report shall be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer;
2. Upon submittal of a Development Engineering Plan application, a design report demonstrating that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity shall be submitted for review and approval. The design report shall be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer;
 3. Upon submittal of a Development Engineering Plan application, a grading plan and an erosion and sediment control plan shall be submitted for review and approval;
 4. Upon submittal of a Development Engineering Plan application, a drainage plan and report for the proposed subdivision improvements shall be submitted for review and approval. In addition, drainage easements shall be secured as necessary;
 5. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 6. 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;
 7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 8. Prior to submittal of a Final Plat application, the 20 foot wide easement for irrigation ditch access and maintenance shall be relocated to the proposed common lot line between proposed Lots 36 and 37. In addition, the easement shall identify that it is for both the Hawthorne Irrigation Ditch and the County Heights Drainage Ditch;
 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements, including sidewalks, that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 10. 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 application to create 31 residential lots in two phases. Phase One will consist of 13 lots and Phase Two will consist of 18 lots. The lots will range in size from 0.151 acres to 0.446 acres and are to be known as Lots 33 through 40 of Block 18, Lot 6 of Block 26 and Lot 5 through 8 of Block 27, Trailwood Village.

The property is located at the current terminus of Savannah Street and Leola Lane. 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

STAFF REPORT
November 21, 2013

No. 13PL111 - Preliminary Subdivision Plan

ITEM 4

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 located outside of the City limits of Rapid City but within the City's platting jurisdiction. The property is currently zoned Planned Unit Development by Pennington County. The Pennington County Planning Department has reviewed the proposed plat and noted that it is in compliance with the approved Planned Unit Development for the property. The applicant should be aware that a building permit must be obtained from the Pennington County Planning Department prior to the start of construction.

Streets: The applicant has submitted construction plans identifying that Savanna Street and Landon Drive are being constructed in compliance with the Infrastructure Design Criteria Manual. The applicant should be aware that they are responsible for the construction of all of the sidewalks pursuant to Chapter 16.16.050 of the Rapid City Municipal Code since the County does not require that sidewalks be constructed as a part of a building permit.

Water: The property is located within the Rapid Valley Sanitary District service area. The construction plans show the installation of an 8 inch water main along both Savannah Street and Landon Drive. Upon submittal of a Development Engineering Plan application, a design report demonstrating that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development must be submitted for review and approval. The design report must be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer.

Sewer: As previously noted, the property is located within the Rapid Valley Sanitary District service area. The construction plans show the installation of an 8 inch main along both Savannah Street and Landon Drive. Upon submittal of a Development Engineering Plan application, a design report demonstrating that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity must be submitted for review and approval. The design report must be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer.

Drainage: The proposed development is located within the County Heights Drainage Basin. A "draft" report update was issued in September 2012 for the Drainage Basin. If the proposed improvements exceed the anticipated impervious area, detention must be provided. Upon submittal of a Development Engineering Plan application, a drainage report must be submitted for review and approval addressing this issue. In addition, the report must confirm that downstream improvements have been constructed if they are needed to support the additional impervious area as a result of this plat. If downstream improvements are needed and have not been constructed, then the drainage improvements must be constructed as a part of platting this property.

Upon submittal of a Development Engineering Plan application, confirmation that storm water quality treatment for the proposed development has been previously accounted for in

STAFF REPORT
November 21, 2013

No. 13PL111 - Preliminary Subdivision Plan

ITEM 4

the drainage improvements must be submitted for review and approval. If necessary, storm water quality treatment must be provided as required by Chapter 8.48 of the Rapid City Municipal Code.

Irrigation Ditch: The plat identifies a 20 foot wide easement for irrigation ditch access and maintenance along the common lot line of Lots 37 and 38 of Block 18. The Pennington County Highway Department has stipulated that prior to submittal of a Final Plat application, the easement be relocated to the proposed common lot line between proposed Lots 36 and 37. In addition, the easement must identify that it is for both the Hawthorne Irrigation Ditch and the County Heights Drainage Ditch.

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.