

STAFF REPORT
April 10, 2014

No. 14PL014 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Dennis Murphy - Arlene Murphy Estates
AGENT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Arlene J Murphy
REQUEST	No. 14PL014 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract A of Murphy Ranch Estates Subdivision, located in the NE1/4 of the NW1/4 of Section 17, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2 thru 7 of Block 1, Lots 14 thru 27 of Block 3, Lots 1 thru 4 of Block 9, Lot 6 of Block 11, Lots 1 thru 11 of Block 12 and Lot 1 of Block 13 of Murphy Ranch Estates
PARCEL ACREAGE	Approximately 11.33 acres
LOCATION	East of Reservoir Road on the south side of Long View Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	February 27, 2014
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan, the preliminary construction plans shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If

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- Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the revised construction plans;
2. Upon submittal of a Development Engineering Plan application, construction plans for Longview Road shall be submitted for review and approval showing the street constructed with a minimum 36 foot pavement width, curb, gutter, sidewalk, street light conduit, sewer and a parallel City water main or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Derringer Road, Block Powder Road, Springfield Road and Enfield Loop Road shall be submitted for review and approval showing the street(s) 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. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and Rapid Valley Sanitary Sewer District requirements. The water plan and analysis shall demonstrate that adequate fire flow can be achieved under peak day demand. In addition, utility easements shall be secured as needed;
 5. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and the Rapid Valley Sanitary District requirements. In addition, the sewer plans submitted with this application shall ensure that sewer for future Phase 8 will accommodate the eight existing homes located on the east side of Colvin Street. Utility easements shall also be secured as needed;
 6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
 7. 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;
 8. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual. In addition, drainage easements, including any necessary offsite easements, shall be secured as needed;
 9. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of the stormwater facility and the open space lot;
 10. 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. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources.

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- The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer;
11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 13. Prior to submittal of a Final Plat application, the plat document shall be revised to show "Black Powder" as two words in lieu of one;
 14. Prior to submittal of a Final Plat application, the plat document shall be revised to show the formerly section of the plat title as "Tract A of Murphy Ranch Estates Subdivision" in lieu of "A portion of Tract F of the NW1/4 of Section 14, T1N, R8E;
 15. 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,
 16. 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 37 residential lots and one open space lot. The lots range in size from 7,715 square feet to 17,430 square feet and are to be known as Phase 5 of the Murphy Ranch Estates Subdivision.

The property is located east of Reservoir Road on the south side of Long View Road. 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 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 Suburban Residential District by Pennington County. The applicant is encouraged to confirm with the Pennington County Planning Department that sufficient building envelopes are being provided on each of the proposed lots to ensure that setbacks and lot size requirements are being met.

Utilities: The property is located within the Rapid Valley Sanitary Sewer District service area. The applicant has submitted a preliminary utility layout plan. Upon submittal of a Development Engineering Plan application, water and sewer plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and Rapid Valley Sanitary Sewer District requirements. The water plan and analysis must demonstrate that adequate fire flow can be achieved under peak day demand. Rapid Valley

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Sanitary District staff has also indicated that the sewer plans submitted with this application must ensure that sewer for future Phase 8 will accommodate the eight existing homes located on the east side of Colvin Street. Utility easements must also be secured as needed.

Local Streets: Derringer Road, Black Powder Road, Springfield Road and Enfield Loop Road are classified as local streets since they each serve more than 12 lots. As such, upon submittal of a Development Engineering Plan application, construction plans showing the streets 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 must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Longview Road: Longview Road is classified as minor arterial street on the City's Major Street Plan. Currently, Longview Road adjacent to the property has sufficient right-of-way on the south side of the street and is constructed with a pavement width of 24 feet and a Rapid Valley Sanitary District water main. Upon submittal of a Development Engineering Plan application, construction plans for Longview Road must be submitted for review and approval showing the street constructed with a minimum 36 foot pavement width, curb, gutter, sidewalk, street light conduit, sewer and a parallel City water main or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: The boundary of Basin 1 as shown in the "Storm Water Detention Analysis for Murphy Ranch Estates East Portion" completed by FMG, Inc. and dated May 23, 2003 did not include the development of Tract A, Murphy Ranch Estates. As such, a storm water detention analysis for the proposed plat must be performed and upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual must be submitted for review and approval. The Pennington County Highway Department has indicated that the drainage plan must address the effects of the proposed additional runoff on downstream facilities, including but not limited to Murphy Ditch, S.D. Highway 44 and Little Giant Ditch. On-site storm water detention must be provided as required and the detention design must include outlet releases that do not exceed the downstream channel capacities. In addition, drainage easements, including any necessary offsite easements, must be secured as needed.

Development Agreement: Chapter 16.12.040.K of the Rapid City Municipal Code states that a Development Agreement is 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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements.

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.

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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.