

STAFF REPORT
August 7, 2014

No. 14PL041 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Tony Marshall
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Dacotah Bank
REQUEST	No. 14PL041 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lots 3 through 9 of Block 1 of Tower Ridge 2, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 3A, 3B, 3C, 3D, 3E, 4A, 4B, 5A, 5B, 6A, 7A, 7B, 8A, 8B, 8C, 9A, 9B, 9C, 9D, 9E of Block 1 of Tower Ridge 2
PARCEL ACREAGE	Approximately 13.65 acres
LOCATION	At the terminus of Table Rock Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial/Forest Conservation
SURROUNDING ZONING	
North:	General Commercial District - General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	Park Forest District
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 11, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

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1. Upon submittal of a Development Engineering Plan application, the redlined comments on the construction drawings and the plat document shall be addressed or Exception(s) to the Infrastructure Design Criteria Manual or the Standard Specifications shall be obtained. If 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 and plat document;
2. Upon submittal of a Development Engineering Plan application, construction plans for Tablerock Road shall be submitted for review and approval showing the street constructed with two additional feet of pavement for a total pavement width of 26 feet, a minimum 96 foot diameter paved cul-de-sac bulb and street light conduit or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, the construction plans and plat document shall be revised to show a minimum 118 foot diameter right-of-way for the Tablerock Road cul-de-sac bulb 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, the plat document shall be revised to retain the existing 8 foot wide minor drainage and utility easement along all interior lot lines or written documentation shall be submitted from all of the affected utility companies indicating concurrence with vacating the existing easement;
5. 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 water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be secured as needed;
6. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, utility easements shall be secured as needed;
7. Upon submittal of a Development Engineering Plan application, geotechnical analysis shall be submitted for the pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided if additional pavement is required;
8. 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 if subdivision improvements are required;
9. Upon submittal of a Development Engineering Plan application, construction plans and a final design drainage report for the proposed storm water quality improvements shall be submitted for review and approval. Any changes to the pond from those outlined in the South Truck Route Drainage Basin Design Plan, as per the preliminary design information, shall require an amendment to the Drainage Basin Design Plan which shall require a design report signed by a Professional Engineer. Drainage easements shall also be secured as needed;

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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. 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 and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
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 the Final Plat application, the plat title shall be revised to include Lot 9D;
14. 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,
15. 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 is proposed to replat 7 lots into 20 lots. The proposed lots will range in size from 0.16 acres to 3.09 acres and are a part of the Tower Ridge 2 Subdivision. The applicant has indicated that the property will be developed with a mix of townhomes and single family residences.

The applicant has also submitted a Rezoning request to change the zoning designation on the property from General Commercial District to Office Commercial District. A townhome and/or single family residence is a permitted use in the Office Commercial District. A Planned Development Designation also exists on the property. The applicant should be aware that prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval by the Planning Commission for the proposed development.

The property is located at the southern terminus of Tablerock 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:

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Tablerock Road: Tablerock Road is a cul-de-sac street and is classified as a local street. Pursuant to the Infrastructure Design Criteria Manual the street 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. The cul-de-sac bulb must have a minimum 118 foot diameter right-of-way and a minimum 96 foot diameter paved surface. Tablerock Road is currently located within a 52 foot wide right-of-way and a 24 foot wide paved surface, curb, gutter, sewer and water. In addition, the cul-de-sac bulb is located within 110 foot diameter right-of-way and constructed with an 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Tablerock Road must be submitted for review and approval showing the street constructed with two additional feet of pavement for a total pavement width of 26 feet, a minimum 96 foot diameter paved cul-de-sac bulb and street light conduit. In addition, the construction plans and plat document must be revised to show a minimum 118 foot diameter right-of-way for the Tablerock Road cul-de-sac bulb. The applicant also has the option of submitting an Exception request to waive the required design standards. If Exceptions are obtained a copy of the approved Exception(s) must be submitted with the Development Engineering Plan application.

Water: A 10 inch water main connected to the Skyline Pressure Zone, serving elevations of 3680 to 3900 with an overflow elevation of 3995, exists in Tablerock Road. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval demonstrating that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements must be secured as needed.

Sewer: An eight inch sewer main exists in Tablerock Road. However, some of the lots will require pressure sewer systems to pump up to the gravity main in Tablerock Road and/or the minimum finished floor elevations must be secured to provide gravity flow to the existing sewer main. Pressurized sewer systems must be provided in compliance with the Rapid City Design Criteria as a part of a building permit application. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer must be submitted for review and approval demonstrating that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must also be secured as needed.

Drainage: The property is located within the South Truck Route Drainage Basin Design Plan. Upon submittal of a Development Engineering Plan application, a final design drainage report for the proposed storm water quality improvements must be submitted for review and approval. Any changes to the pond from those outlined in the South Truck Route Drainage Basin Design Plan, as per the preliminary design information, will require an amendment to the Drainage Basin Design Plan signed by a Professional Engineer. Drainage easements must also 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

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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. 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.

Platting Process: If Exceptions are obtained waiving all subdivision improvements, then the Development Engineering Plan application is not necessary. Instead, the applicant can submit a Final Plat application for review and approval by the City. If subdivision improvements are required, then a Development Engineering Plan application followed by a Final Plat application must be submitted for review and approval by the City.

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