

STAFF REPORT
October 9, 2014

No. 14PL054 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	ETC Ventures LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	ETC Ventures LLC
REQUEST	No. 14PL054 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NW1/4, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15 thru 25 of Block 3, Lots 21 thru 40 of Block 4, Lot 2 of Block 8 and Lots 5 thru 17 of Block 14 of Copperfield Vistas Subdivision
PARCEL ACREAGE	Approximately 11.75 acres
LOCATION	At the current terminus of Summerfield Drive
EXISTING ZONING	Low Density Residential District (Planned Development) - Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District (Planned Development)
East:	Light Industrial District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 12, 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 application, the preliminary plat document shall be revised to address redline comments. Upon submittal of a

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- Development Engineering Plan application, the revised plat document along with the redlined comments shall be returned to the Community Planning & Development Services Department;
2. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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, construction plans for Summerfield Drive and Conservation Way shall be submitted for review and approval 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 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;
 4. Upon submittal of a Development Engineering Plan application, written documentation shall be submitted verifying Rapid Valley Sanitary District's acceptance of plans and agreement(s) for water main installation and reservoir improvements. In addition, the written documentation shall verify that Rapid Valley Sanitary District has adequate fire flow and sewer capacity to serve Lots 5, 6 and 7 of Block 14;
 5. 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. Utility easements shall also be secured as needed;
 6. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show a 12 foot wide Major Drainage Easement along the south lot line of Lot 15, Block 3;
 7. 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;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 9. 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,
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create 45 residential lots leaving an unplatted balance. The lots range in size from 0.149 acres to 0.379 acres and are to be known as Phase Two of Copperfield Vistas Subdivision.

On June 6, 2014, the City Council approved a Preliminary Subdivision Plan (File #14PL033) for Phase One of Copperfield Vistas Subdivision to create 58 residential lots. On September 5, 2014, the City approved a Development Engineering Plan application (File #14PL044) for Phase One. To date, a Final Plat for Phase One has not been submitted.

The property is located at the current western terminus of Homestead Street. 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 Low Density Residential District with a Planned Development Designation. The applicant should be aware that prior to issuance of a building permit, a Final Planned Development application must be approved by the City for the proposed residential development.

Streets: The proposed street, utility and lot layout generally matches the original developer's master plan and previously completed mass grading. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for the proposed street(s) as follows:

- Homestead Street (Collector Street)-Minimum 68 foot wide right-of-way and minimum 34 foot wide paved surface, curb, gutter, sidewalk street light conduit, water and sewer; and,
- Summerfield Drive and Conservation Way (Local Street)-Minimum 52 foot wide right-of-way and minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

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.

Utilities: Lots 5, 6 and 7 of Block 14 are located in the Rapid Valley Sanitary District service area. The balance of Phase Two is located in the City of Rapid City service area. The water plan and analysis submitted for Phase One included the proposed development in Phase Two. However, upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer must be

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submitted for review and approval. The sewer plan and design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, written documentation must be submitted verifying that Rapid Valley Sanitary District has adequate fire flow and sewer capacity to serve Lots 5, 6 and 7 of Block 14. Written documentation must also be submitted verifying Rapid Valley Sanitary District's acceptance of plans and agreement(s) for water main installation and reservoir improvements.

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 was entered into as a part of the approval for Phase One which included this phase of Copperfield Vistas Subdivision. As such, no additional Development Agreement is required as a part of the plat approval for Phase Two of Copperfield Vistas Subdivision.

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.

General Construction Comment: The access to develop the site should be limited to Homestead Street. Construction equipment, materials or workers should not use Copperfield Drive or Summerfield Drive through the Copperfield Subdivision as access routes during the construction of the site.

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