

STAFF REPORT
April 9, 2015

No. 15PL018 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Paul and Lori Sauser
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	Paul and Lori Sauser
REQUEST	No. 15PL018 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 7 of Block 1 of Eastern Acres Subdivision, located in the W1/2 of the SW1/4 of Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 7A and 7B of Block 1 of Eastern Acres Subdivision
PARCEL ACREAGE	Approximately 2.42 acres
LOCATION	5846 Long View Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	General Agricultural District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary Service Water and private on-site wastewater
DATE OF APPLICATION	February 17, 2015
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans showing a public water main within Earth Drive shall be submitted for review and approval 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

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- application;
2. Upon submittal of a Development Engineering Plan application, construction plans showing an 8 inch water main within Legacy Lane shall be submitted for review and approval 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, 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 or an Exception shall be obtained. 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 development or an Exception shall be obtained. If an Exception is obtained, a copy shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the City's Drainage Basin Plan shall be submitted for review and approval if subdivision improvements are required. In addition, the plat document shall be revised to provide drainage easements as necessary;
5. 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;
6. Prior to Development Engineering Plan approval, 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 Registered 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, if applicable;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
9. Upon submittal of a Final Plat application, the applicant shall demonstrate that road maintenance has been secured for the adjacent street(s);
10. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note dedicating an 8 foot wide minor drainage and utility easement along all interior lot lines;
11. Prior to submittal of a Final Plat application, a utility easement shall be secured for that portion of the existing water service line located on Lot 6 that provides water service to Lot 7. A copy of the recorded easement shall be submitted with the Final Plat application;
12. Prior to submittal of a Final Plat application, the proposed water service line extending from Long View Road to the existing residence on proposed Lot 7B shall be constructed to ensure that a non-conforming water service is not created;
13. Prior to submittal of a Final Plat application, an on-site wastewater treatment system permit shall be obtained from Pennington County and shall be submitted with the Final Plat application;
14. Upon submittal of a Final Plat application, signed Waiver of Right to Protest document(s)

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- shall be submitted for recording with the Final Plat;
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. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:

(Update, March 31, 2015. All revised and/or added text is shown in bold print.) This item was continued at the March 26, 2015 Planning Commission meeting due to a lack of quorum. Please note that no other part of this staff report has been revised.

The applicant has submitted a Preliminary Subdivision Plan to subdivide a 2.42 acre lot, creating two lots. The lots will be known as Lot 7A and 7B of Block 1, Eastern Acres Subdivision and are 1.17 acres and 1.18 acres in size, respectively.

The property is located in the northwest corner of the intersection of Earth Drive and Long View Road. Currently, a residence and a shed are located on proposed Lot 7B. Proposed Lot 7A 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 located outside of the City limits but within the City's three mile platting jurisdiction. Currently, the property is Suburban Residential District by Pennington County. All development on the property must be designed in compliance with the Pennington County Zoning Ordinance.

Longview Road: Longview Road is located along the south lot line of the property and is classified as a minor arterial street on the City's Major Street Plan which requires that the street be located within a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit and dual water mains. Currently, Longview Road is located within a 66 foot wide section line highway and constructed with a 24 foot wide paved surface and water.. The proposed plat identifies the dedication of an additional 17 feet of right-of-way along Longview Road. The applicant has submitted and the City has approved an Exception request to waive the requirement to provide additional pavement, curb, gutter, sidewalk, handicap ramps, street light conduit and sewer contingent upon a waiver of right to protest document being recorded for these improvements. Upon submittal of a Final Plat application, signed Waiver of Right to Protest document(s) must be submitted for recording with the Final Plat.

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Earth Drive: Earth Drive is located along the east lot line of the property and is classified as a lane place street as per the Infrastructure Design Criteria Manual requiring that it be located within a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Earth Drive is located within a 50 foot wide right-of-way and constructed with an approximate 22 foot wide graveled surface. The applicant has requested and the City has approved an Exception request to waive the requirement to provide pavement, curb, gutter, sidewalk, handicap ramps, street light conduit and sewer contingent upon a waiver of right to protest document being recorded for these improvements. The Exception request to waive the requirement to extend water was denied. As such, upon submittal of a Development Engineering Plan application, construction plans showing a public water main within Earth Drive must be submitted for review and approval or a new Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Legacy Lane: Legacy Lane is located along the north lot line of the property and is classified as a lane place street as per the Infrastructure Design Criteria Manual requiring that it be located within a minimum 50 foot wide and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Legacy Lane is located within a 50 foot wide right-of-way and constructed with an approximate 22 foot wide graveled surface and a 4 inch water main. The applicant has requested and the City has approved an Exception request to waive the requirement to provide pavement, curb, gutter, sidewalk, handicap ramps, street light conduit and sewer contingent upon a waiver of right to protest document being recorded for these improvements. The Exception request to waive the requirement to provide an 8 inch water main was denied. As such, upon submittal of a Development Engineering Plan application, construction plans showing a public water main within Earth Drive must be submitted for review and approval or a new Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Water: The property is located within the Rapid Valley Sanitary Service District. Currently, a 12 inch water main exists along Long View Road and a 4 inch water main exists in Legacy Lane. Lot 7 is currently served by a water service line from the 4 inch water main located in Legacy Lane that extends across Lot 6. The applicant has indicated that upon subdividing the property as proposed, a water service line will be provided from Long View Road to serve the existing residence located on proposed Lot 7B and that future development of Lot 7A will continue to take service from the 4 inch water main in Legacy Lane. However, the 4 inch water main does not meet minimum design standards and does not provide adequate fire flow. Constructing an 8 inch water main along Legacy Lane as required will provide greater flows than available from the existing 4 inch water main. As such, 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 existing and proposed development or an Exception must be obtained. If an Exception is obtained, a copy must be submitted with the Development Engineering Plan application. A utility easement must also be secured for the existing water service line located on Lot 6. A copy of the recorded easement must be submitted with the Final Plat

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application. In order to ensure the correction of the non-conforming water service to the existing residence, the new water service to proposed Lot 7B must be constructed prior to the submittal of a Final Plat.

Sewer: Currently, an on-site wastewater system consisting of a septic tank and drainfield serve the existing single family residence located on the proposed lot. An on-site wastewater treatment system permit has not been obtained from Pennington County for the existing system. As such, prior to submittal of a Final Plat application, an on-site wastewater treatment system permit must be obtained from Pennington County and submitted with the Final Plat application.

Currently, a Rapid Valley Sanitary sewer main is located at the northwest corner of proposed Lot 7A in Legacy Lane right-of-way. The applicant should be aware that future development of Lot 7A will require that sewer service be taken from the existing sewer main and not an on-site wastewater treatment system.

Drainage: Upon submittal of a Development Engineering Plan application, a grading plan and a drainage plan must be submitted for review and approval if subdivision improvements are required. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provide criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that upon submittal of the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming