

STAFF REPORT
April 9, 2015

No. 15PL025 - Preliminary Subdivision Plan

ITEM 1

GENERAL INFORMATION:

APPLICANT	Don Ward - DKEA, LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	DKEA, LLC
REQUEST	No. 15PL025 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	In the NE1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6 thru 10 of Block 1, Lots 6 thru 11 of Block 2 and Lots 1 thru 6 of Block 3 of Red Rock Village Subdivision
PARCEL ACREAGE	Approximately 4.33 acres
LOCATION	West of the intersection of Dunsmore Road and Tehama Street and Dunsmore Road
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	Low Density Residential District (Planned Development)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 11, 2015
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Lahinch Street shall be submitted for review and approval showing the street located within a minimum 52 foot wide right and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb shall be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface or Exception(s) shall be

STAFF REPORT

April 9, 2015

No. 15PL025 - Preliminary Subdivision Plan

ITEM 1

- obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Tehema Street shall be submitted for review and approval showing the street located within a minimum 52 foot wide right 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;
 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. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, a water master plan shall be submitted for review and approval to address water main looping to meet requirements of the Infrastructure Design Criteria Manual. Utility easements shall be secured as needed;
 4. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The sewer plan and analysis shall confirm that the Red Rock Meadows Lift Station is sized to accommodate flows from the proposed development. In addition, a sewer master plan shall be submitted for review and approval to ensure that the proposed sewer can serve future development. Utility easements shall be secured as needed;
 5. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer and in compliance with the City's Drainage Basin Plan shall be submitted for review and approval. The drainage plan shall address storm water quantity control and storm water quality treatment. The Design report shall be in conformance with the Infrastructure Design Criteria Manual and shall be signed and sealed by a Professional Engineer. In addition, the plat document shall be revised to provide drainage easements as necessary;
 6. 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;
 7. Upon submittal of a Development Engineering Plan application, a geotechnical analysis including soil corrosivity analysis shall be submitted for review and approval;
 8. Upon submittal of a Development Engineering Plan application, a revised Master Plan shall be submitted for review and approval identifying access to the unplatted balance located west of Phase Two and south of Phase Three;
 9. 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;
 10. 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;
 11. Upon submittal of a Final Plat application, ownership and maintenance of the proposed detention and storm water quality pond shall be secured and a copy of the recorded

STAFF REPORT

April 9, 2015

No. 15PL025 - Preliminary Subdivision Plan

ITEM 1

- document submitted with the Final Plat application;
12. Upon submittal of a Final Plat application, all necessary drainage easements, utility easements and temporary turn around easements shall be dedicated. The proposed sanitary sewer easement on proposed Lots 10 and 11 shall be provided on one lot per Section 3.5.2.5.c of the Infrastructure Design the Infrastructure and the sanitary sewer easement shall be a minimum 20 foot side. A separate private water main easement shall be dedicated for the existing water line from the well to the golf course that parallels the sewer main. The storm sewer easement from Lahinch Street to the detention pond shall be a minimum 20 foot wide easement centered on the storm sewer pipe;
 13. 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;
 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. 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 to create 17 residential lots, leaving an unplatted non-transferable balance. The proposed lots are sized 0.15 acres to 0.26 acres and are to be known as Phase Two of Red Rock Village.

On December 3, 2013, the City approved a Final Plat (File #13PL129) to create 17 lots as Phase One of Red Rock Village.

The property is located approximately 100 feet west of the intersection of Dunsmore Road and Tehama Street at the western terminus of Tehama 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. The proposed lots meet the minimum lot size requirement of the Low Density Residential District.

Master Plan: The applicant has submitted a Master Plan for the balance of the property. In particular, the Master Plan identifies an additional 24 lots to be known as Phase Three, Red Rock Village. The Master Plan also identified an unplatted balance located west of Phase Two and south of Phase Three. Access to the unplatted balance is not shown. Upon

STAFF REPORT

April 9, 2015

No. 15PL025 - Preliminary Subdivision Plan

ITEM 1

submittal of a Development Engineering Plan application, a revised Master Plan must be submitted for review and approval identifying access to the unplatted balance.

Tehama Street: Tehama Street is classified as a local street requiring that it 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. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or an Exception must be obtained to waive the requirement(s). If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Lahinch Street: Lahinch Street is a cul-de-sac street and classified as a local street requiring that it 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. In addition, the cul-de-sac bulb must be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or an Exception must be obtained to waive the requirement(s). If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Water: A City water main has been stubbed to Tehama Street from Dunsmore Road. Based on the City water model, the available fire flow in the 8 inch water main at the intersection of Dunsmore Road and proposed Tehama Street at 50% reservoir full is approximately ~1880 gpm at ~42 psi residual. This flow provides for a velocity less than 12 fps in the 8 inch main and satisfies minimum pressure requirements in the area. 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 in accordance with the Infrastructure Design Criteria Manual. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, a water master plan must be submitted for review and approval to address water main looping to meet requirements of the Infrastructure Design Criteria Manual. Utility easements must be secured as needed.

Sewer: An 8 inch sanitary sewer main was stubbed to Lot 5 of Red Rock Village in Phase one of the development to be extended to serve this proposed phase. A 20 foot wide easement has been secured on Lot 5 for the sanitary sewer extension. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The sewer plan and analysis must confirm that the Red Rock Meadows Lift Station is sized to accommodate flows from the proposed development. In addition, a sewer master plan must be submitted for review and approval to ensure that the proposed sewer can serve future development. Utility easements must be secured as needed.

Drainage: The property is located within the Red Rocks Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered

STAFF REPORT
April 9, 2015

No. 15PL025 - Preliminary Subdivision Plan

ITEM 1

Professional Engineer and in compliance with the City's Drainage Basin Plan must be submitted for review and approval. The drainage plan must address storm water quantity control and storm water quality treatment. The Design report must be in conformance with the Infrastructure Design Criteria Manual and must be signed and sealed by a Professional Engineer. In addition, the plat document must be revised to provide drainage easements as necessary.

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 as required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 additional stormwater control improvements if needed.

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.