

STAFF REPORT  
June 25, 2015

---

**No. 15PL032 - Preliminary Subdivision Plan**

**ITEM 3**

---

GENERAL INFORMATION:

|                                |  |
|--------------------------------|--|
| APPLICANT                      | John Samuelson   |
| AGENT                          | Eric Willadsen, PE - Willadsen Lund Engineering  |
| PROPERTY OWNER                 | Copper Ridge LLC   |
| REQUEST                        | <b>No. 15PL032 - Preliminary Subdivision Plan</b>  |
| EXISTING<br>LEGAL DESCRIPTION  | The south 495 feet of the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 (Except Lot 1 of Bendert Subdivision), located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED<br>LEGAL DESCRIPTION  | Proposed Tract A of Copper Ridge Subdivision   |
| PARCEL ACREAGE                 | Approximately 7.19 acres   |
| LOCATION                       | At the current western terminus of Promise Road  |
| EXISTING ZONING                | Office Commercial (Planned Unit Development)   |
| FUTURE LAND USE<br>DESIGNATION | Employment Center  |
| SURROUNDING ZONING             |  |
| North:                         | Office Commercial (Planned Unit Development)   |
| South:                         | General Agricultural District  |
| East:                          | Office Commercial (Planned Unit Development)   |
| West:                          | Office Commercial (Planned Unit Development)   |
| PUBLIC UTILITIES               | City sewer and water   |
| DATE OF APPLICATION            | April 10, 2015   |
| REVIEWED BY                    | Vicki L. Fisher / Nicole Lecy  |

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 for Golden Eagle Drive shall be submitted for review and approval. The construction plans shall show 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 an Exception is obtained, a copy

## STAFF REPORT

June 25, 2015

---

### No. 15PL032 - Preliminary Subdivision Plan

### ITEM 3

---

- of the approved Exception shall be submitted with the Development Engineering Plan application. The construction plans shall also demonstrate that the street alignment meets collector street standards with a maximum 10% grade and that the road construction can be achieved without the construction of retaining walls;
2. Upon submittal of a Development Engineering Plan application, construction plans for Promise Road shall be submitted for review and approval showing an additional 10 feet of pavement width or "no-parking" signs shall be posted on both sides of the street. In addition, the plat document shall show the dedication of 34 feet of right-of-way width on the west side of the section line highway for Promise Road 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, the plat document shall be revised to show the vacation of the existing 40 foot wide access and utility easement as it extends through Tract 1. In addition, letters from all of the affected utility companies indicating concurrence with the vacation of easement shall be submitted. Prior to submittal of a Final Plat application, the proposed blanket ingress/egress easement shall be recorded and a copy of the recorded document submitted with the Final Plat application;
  4. 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. 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;
  5. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and in compliance with the City's Drainage Basin Plan shall be submitted for review and approval for subdivision improvements or an Exception shall be obtained. The drainage plan shall address storm water quantity control and storm water quality treatment. drainage easements shall also be provided as necessary;
  6. Upon submittal of a Development Engineering Plan application, a grading plan and 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 for subdivision improvements;
  7. Upon submittal of a Development Engineering Plan application, a structural survey shall be submitted for review and approval to ensure that the existing development located on the proposed lot meets all setback and design requirements;
  8. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show a minimum 8 foot wide minor drainage and utility easement along the interior lot line of the proposed lot. In addition, all existing easement(s) shall be shown on the plat document;
  9. 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;
  10. Upon submittal of a Final Plat application, the plat document shall show proposed Tract A as Lot 1;
  11. Upon submittal of a Development Engineering Plan application, a cost estimate of the

## STAFF REPORT

June 25, 2015

---

### No. 15PL032 - Preliminary Subdivision Plan

### ITEM 3

---

- required subdivision improvements shall be submitted for review and approval;
12. 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,
  13. 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 a 7.19 acre lot to be known as Tract A, Copper Ridge Subdivision. The applicant has also submitted a Master Plan showing the future subdivision of the balance of the property into four addition tracts to be developed in phases.

On May 24, 2013, an Initial and Final Planned Unit Development (File #12PD013) was approved to allow the construction of a 265 unit apartment complex within the first two phases of the property as shown on the applicant's Master Plan. The portion of the apartment development shown on Phase One has been constructed. Proposed Tract A includes all of Phase One.

The property is located west of Promise Road and north of Golden Eagle Drive. A single family home is located on future proposed Tract 3 and Phase One of the apartment development is located on proposed Tract A. The balance of 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:

Promise Road: Promise Road is located along the east lot line and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with curb, gutter, sidewalk, street light conduit, sewer and water. In addition, a 34 foot wide paved surface is required to allow on-street parking or a minimum 30 foot wide paved surface is allowed when "No parking" signs are posted on both sides of the street. Currently, Promise Road is located within a 66 foot wide section line highway and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Promise Road must be submitted for review and approval showing an additional 10 feet of pavement width or "No-parking" signs shall be posted on both sides of the street. In addition, the plat document must show the dedication of 34 feet of right-of-way width on the west side of the section line highway or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted

## STAFF REPORT

June 25, 2015

---

### No. 15PL032 - Preliminary Subdivision Plan

### ITEM 3

---

with the Development Engineering Plan application;

Golden Eagle Drive: Golden Eagle Drive is located along the south lot line and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Golden Eagle Drive is located in part within a 66 foot wide section line highway. The Preliminary Subdivision Plan shows that the section line highway plus one additional foot, for a total of 34 feet, will be dedicated for Golden Eagle Drive along the section line highway. The Preliminary Subdivision Plan shows that the balance of the street extending outside of the section line highway will be located within a proposed 68 foot wide right-of-way. Upon submittal of a Development Engineering Plan application, construction plans for Golden Eagle Drive must be submitted for review and approval showing the street constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer 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. The construction plans must also demonstrate that the street alignment meets collector street standards with a maximum 10% grade and that the road construction can be achieved without the construction of retaining walls. Please note that City Council is currently reviewing an Exception request to waive the requirement to construct Golden Eagle Drive past the approach to the apartment complex. As of this writing, Council has not taken final action on the request.

Access Easement: The Preliminary Subdivision Plan identifies a 40 foot wide private access and utility easement extending from Promise Road and across proposed Tract 1 to serve a residence located on Lot 1, Bendert Subdivision. The applicant has indicated that they are in the process of purchasing this property and have included it in Phase Three of the proposed development. Proposed development for Phase One and Two of the apartment complex will encroach into the existing easement. As such, upon submittal of a Development Engineering Plan application, the plat document must be revised to show the vacation of the existing 40 foot wide access and utility easement as it extends through Tract 1. In addition, letters from all of the affected utility companies indicating concurrence with the vacation of easement must be submitted. Prior to submittal of a Final Plat application, the proposed blanket ingress/egress easement must be recorded and a copy of the recorded document submitted with the Final Plat application.

Drainage: The property is located within the Arrowhead Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and in compliance with the City's Drainage Basin Plan must be submitted for review and approval for any subdivision improvements or an Exception must be obtained. The drainage plan must address storm water quantity control and storm water quality treatment. Drainage easements must also be provided as necessary.

Water/Sewer: The property is located within the Skyline pressure zone which serves elevations of 3,680 feet to 3,900 feet with an overflow elevation of 3,995 feet. An 8 inch water main exits along Promise Road adjacent to the proposed lot and a 10 inch water main exists along Golden Eagle Drive for a short distance as it extends west from Promise Road. An 8

STAFF REPORT  
June 25, 2015

---

**No. 15PL032 - Preliminary Subdivision Plan**

**ITEM 3**

---

inch sanitary sewer main exists along Promise Road. The existing apartment development is currently served by City water and sewer. Platting the property as proposed will require that water and sewer be extended along the balance of Golden Eagle Drive as it abuts proposed Tract A or that an Exception be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

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 for any subdivision improvements. 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 must be entered into with the City for all public improvements.

Traffic Impact Study: A Traffic Impact Study was submitted with the Initial and Final Planned Development application which was, subsequently, reviewed and approved by staff. Platting the property to create Tract A does not trigger any revisions and/or amendments to the study.

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