

STAFF REPORT  
February 21, 2013

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**No. 13PL012 - Preliminary Subdivision Plan**

**ITEM 11**

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GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Copperfield Land Company, LLC
REQUEST	<b>No. 13PL012 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NW1/4 Less Lot A, Less Copperfield Vistas Subdivision, Less Right-of-Way and Less Government Lot 3, and the N1/2 of the N1/2 of the NE1/4 of the SW1/4, Less Copperfield Subdivision, Less Copperfield Vistas Subdivision and Less Right-of-Way; all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 15 through 25 of Block 3, Lots 4 through 14 of Block 4, Lots 4 through 8 of Block 14, Summerfield Drive Right-of-Way, and Conservation Way Right-of-Way of Copperfield Vistas Subdivision
PARCEL ACREAGE	Approximately 6.28 acres
LOCATION	West of the current western terminus of Conservation Way, north of New England Street and north of the current northern terminus of Summerfield Drive
EXISTING ZONING	Low Density Residential Distirct (Final Planned Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation)
South:	Low Density Residential Distirct (Final Planned Development)
East:	General Agricultural District
West:	Light Industrial District - Low Density Residential District
PUBLIC UTILITIES	City sewer and water/Rapid Valley Sanitary District
DATE OF APPLICATION	January 25, 2013

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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 construction plans shall be revised to address all red line comments. In addition, the revised construction plans and the red line comments shall be returned to the Community Planning & Development Services Department with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show a minimum 5 foot wide boulevard in lieu of the proposed 4.33 foot wide boulevard 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, a new and/or updated geotechnical analysis shall be submitted for review and approval that provides site specific recommendations or certification that the previous analysis is applicable and adequate for the proposed improvements;
4. Upon submittal of a Development Engineering Plan application, a new or updated drainage report shall be submitted for review and approval which, at a minimum, confirms that the proposed and existing improvements comply with the drainage basin plan, proposed overall site drainage and the Infrastructure Design Criteria Manual Stormwater Criteria. In addition, the plat document shall be revised to show the dedication of common rear lot line drainage easement(s). A Covenant Agreement shall also be secured to provide maintenance and protection of the drainage easement. A copy of the recorded agreement shall be submitted with the Final Plat application;
5. Upon submittal of a Development Engineering Plan application, a water analysis report and plans in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. In addition, the Rapid Valley Sanitary District water system improvements shall be designed and installed in accordance with Rapid Valley Sanitary District specifications and requirements;
6. Upon submittal of a Development Engineering Plan application, a sanitary sewer analysis report and plans in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. The designed slope and velocity of sewer main shall comply with Section 3.12.6 of the Infrastructure Design Criteria Manual. The proposed sanitary sewer connection between proposed Manhole SD4 and the existing Rapid Valley Sanitary District manhole shall be eliminated;
7. 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 Professional Engineer;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, the plat title shall be revised to show Lot 4 Rev, Block 14 with a different designation since this designation already exists. In

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- addition, the revised title shall be submitted to the Register of Deed's Office for review and approval prior to submittal of a Final Plat application;
10. 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,
  11. 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 27 lots. The proposed development is to be known as Phase 2B of Copperfield Vistas Subdivision.

The property is located west of the current western terminus of Conservation Way, north of New England Street and north of the current northern terminus of Summerfield Drive. 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 currently zoned Low Density Residential District with a Planned Development Designation. The applicant should be aware that an Initial and/or Final Planned Development must be approved prior to issuance of a building permit.

**Street Name:** The Emergency Services Communication Center has indicated that the street name, "Cresco Court", shown on a future phase of the development must be changed. This issue does not affect the plat application currently being considered. However, the applicant should coordinate a different street name with the Emergency Services Communication Center prior to submittal of a plat document that includes the street section as noted.

**Boulevard Design:** The Infrastructure Design Criteria Manual requires a minimum 5 foot wide boulevard width. However, the plans for Summerfield Drive and Conservation Way identify a 4.33 foot wide boulevard. As such, prior to submittal of a Development Engineering Plan application, the construction plans must be revised to show a minimum 5 foot wide boulevard in lieu of the proposed 4.33 foot wide boulevard 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

**Drainage Plan:** The submitted drainage analysis was completed in January 2007, and other than site grading, no storm water improvements were installed within the limits of the proposed development area. Per the Infrastructure Design Criteria Manual, approval of

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engineering reports expires after two years. As such, upon submittal of a Development Engineering Plan application, a new or updated drainage report must be submitted for review and approval. At a minimum, the drainage report must confirm that the proposed and existing improvements comply with the drainage basin plan, proposed overall site drainage and the Infrastructure Design Criteria Manual Stormwater Criteria. In addition, the plat document must be revised to show the dedication of common rear lot line drainage easement(s). A Covenant Agreement must also be secured to provide maintenance and protection of the drainage easement. A copy of the recorded agreement must be submitted with the Final Plat application.

Geotechnical Analysis: The submitted geotechnical analysis was completed in February 2007 and does not contain any soil borings within the limits of street and utility construction for the proposed development area. Per the Infrastructure Design Criteria Manual, approval of engineering reports expired after two years. As such, upon submittal of a Development Engineering Plan application, a new and/or updated geotechnical analysis must be submitted for review and approval that provides site specific recommendations or certification that the previous analysis is applicable and adequate for the proposed improvements.

Water System Evaluation: The property is located in both the Rapid City service area and the Rapid Valley Sanitary District service area. As such, upon submittal of a Development Engineering Plan application, a water analysis report and plans in accordance with the Infrastructure Design Criteria Manual be submitted for review and approval. In addition, the Rapid Valley Sanitary District water system improvements must be designed and installed in accordance with Rapid Valley Sanitary District specifications and requirements.

Sewer System Evaluation: As previously noted, the property is located in both the Rapid City service area and the Rapid Valley Sanitary District service area. The portion of the sewer system located within the Rapid Valley Sanitary District service area has already been constructed.

Upon submittal of a Development Engineering Plan application, a sanitary sewer analysis report and plans in accordance with the Infrastructure Design Criteria Manual must be submitted for review and approval. The designed slope and velocity of sewer main must comply with Section 3.12.6 of the Infrastructure Design Criteria Manual. The proposed sanitary sewer connection between proposed Manhole SD4 and the existing Rapid Valley Sanitary District manhole must be eliminated.

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 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 if applicable.

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

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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.

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