

STAFF REPORT
March 6, 2014

No. 14PL004 - Preliminary Subdivision Plan

ITEM 10

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH LLC
REQUEST	No. 14PL004 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of the NE1/4 less the Rainbow Ridge Subdivision and less right-of-way; Lot 27 of Block 2 of Rainbow Ridge Subdivision, all located in Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 27R of Block 2, Lots 39 thru 53 of Block 2, Lots 9 thru 11 of Block 3 of Rainbow Ridge Subdivision
PARCEL ACREAGE	Approximately 10.39 acres
LOCATION	West of Bunker Drive at the current western terminuses of Gladys Street and Alma Street
EXISTING ZONING	Low Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Development)
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 24, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

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stipulations;

1. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow Gladys Street to serve as access to 27 lots in lieu of a maximum of 20 lots for a cul-de-sac street as per Section 2.13.1 of the Infrastructure Design Criteria Manual or the plat document shall be revised as needed to meet the requirement. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan, the construction plans shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the revised construction plans;
3. Upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer shall be submitted for review and approval demonstrating that adequate fire and domestic flows are being provided. In addition, the plans shall include design information as required pursuant to Section 3.9 of the Infrastructure Design Criteria Manual, including Table 3-1 and 3-2 and shall reference previous reports prepared for this area. Utility easements shall be secured as needed;
4. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the sewer plans shall be in conformance with the Infrastructure Design Criteria Manual and the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements shall be secured as needed;
5. Upon submittal of a Development Engineering Plan application, the construction plans shall be revised for Gladys Street showing the cul-de-sac bulb constructed with a minimum 96 foot diameter paved surface 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;
6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for the public improvements shall be submitted for review and approval;
7. 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;
8. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval. The drainage basin plan shall confirm that downstream improvements have been constructed to accommodate the proposed development. In addition, drainage easements shall be secured as needed;
9. 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;
10. Upon submittal of a Development Engineering Plan application, a cost estimate of any required subdivision improvements shall be submitted for review and approval;

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11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
13. Prior to submittal of a Final Plat application, all required subdivision improvements shall be completed and the subdivision inspection fees shall be paid; and,
14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

(Update: February 21, 2014. All revised and/or added text is shown in bold print.) This item was continued at the February 20, 2014 Planning Commission Meeting to the March 6, 2014 Planning Commission 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 application to create 19 residential lots. The proposed lots range in size from 0.17 acres to 1.05 acres and are a part of the Rainbow Ridge residential development.

The property is located west of Bunker Drive at the current western terminuses of Gladys Street and Alma 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 a Final Planned Development must be submitted for review and approval by the Planning Commission prior to the issuance of a building permit.

Gladys Street: Gladys Street is an approximate 1,100 foot long cul-de-sac street and is classified as a local street as per the Infrastructure Design Criteria Manual. The preliminary construction plans show the street located within a 52 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual. The Infrastructure Design Criteria Manual also requires that the cul-de-sac bulb be located within a minimum 118 diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. The preliminary construction plans show the cul-de-sac bulb located within a 118 foot diameter right-of-way and constructed with a 90 foot paved surface. As such, upon submittal of a Development Engineering Plan application, the construction plans must be revised for Gladys Street showing the cul-de-sac bulb constructed with a minimum 96 foot diameter paved surface 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

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application.

The Infrastructure Design Criteria Manual also states that a cul-de-sac shall not serve more than 20 housing units. Gladys Street will serve 27 residential lots. As such, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow Gladys Street to serve as access to 27 lots in lieu of a maximum of 20 lots for a cul-de-sac street as per Section 2.13.1 of the Infrastructure Design Criteria Manual or the plat document shall be revised as needed to meet the requirement. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Water: The City has installed a 16 inch low pressure water main and a 12 inch high pressure water main in the proposed alignment of Alma Street. In addition, the City has installed a 12 inch low pressure water main and a 12 inch high pressure water main in the proposed alignment of Gladys Street. The proposed lots will be provided water service from the high pressure main, which serves elevations of 3450 to 3760. Structures with greater than 80 psi static pressure must be equipped with pressure reducing valves (PRV's). These lots should be identified on the construction plans. The applicant should be aware that, at the time of a building permit, connection fees will apply for connection to the City installed water main(s).

Upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer must be submitted for review and approval demonstrating that adequate fire and domestic flows are being provided. In addition, the plans must include design information as required pursuant to Section 3.9 of the Infrastructure Design Criteria Manual, including Table 3-1 and 3-2 and must reference previous reports prepared for this area. Utility easements must be secured as needed.

Sewer: An 8 inch sewer main is proposed in Gladys Street and an 8 inch sewer main exists in Alma Street. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer must be submitted for review and approval. In particular, the sewer plans must be in conformance with the Infrastructure Design Criteria Manual and the design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must be secured as needed.

Drainage: The proposed development is not located within a defined drainage basin identified by the City. Upon submittal of a Development Engineering Plan application, a drainage plan must be submitted for review and approval. The drainage basin plan must confirm that downstream improvements have been constructed to accommodate the proposed development. In addition, drainage easements must be secured 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

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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 all public improvements, if applicable.

Surety: Pursuant to City Council action, surety cannot be accepted from the applicant for subdivision improvements. As such, all subdivision improvements must be completed prior to submittal of a Final Plat application. In addition, subdivision inspection fees must be paid upon submittal of a Final Plat application.

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.