

STAFF REPORT
Match 6, 2014

No. 14PL005 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	SODAK Development Company
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	SODAK Development Company
REQUEST	No. 14PL005 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 10 of Block 5, Lots 2 thru 7 of Block 6 and Lots 1 thru 7 of Block 9 of Homestead Subdivision
PARCEL ACREAGE	Approximately 5.145 acres
LOCATION	North of the existing terminus of Haakon Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	January 24, 2014
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, an Exception shall be obtained to reduce the K value for the vertical curve at the tie-in to the existing pavement on Homestead Street or the construction plans shall be revised accordingly. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

STAFF REPORT
Match 6, 2014

No. 14PL005 - Preliminary Subdivision Plan

ITEM 5

2. Prior to submittal of a Development Engineering Plan, the preliminary 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 and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and Rapid Valley Sanitary Sewer District requirements. In addition, 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 accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and the Rapid Valley Sanitary District requirements. In addition, utility easements shall be secured as needed;
5. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show a 25 foot wide water main easement across Lot 7, Block 9 as requested by the Rapid Valley Sanitary District for a future booster station to be located directly north of the proposed lot;
6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
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 in compliance with the Drainage Basin Master Plan shall be submitted for review and approval. In addition, drainage easements shall be secured as needed;
9. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of the local drainage ways and improvements;
10. 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. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer;
11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
13. 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,

STAFF REPORT
Match 6, 2014

No. 14PL005 - Preliminary Subdivision Plan

ITEM 5

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 22 residential lots. The proposed lots range in size from 0.151 acres to 0.245 acres and are to be known as Phase Three of the Homestead Subdivision.

The property is located north of the existing terminus of Haakon Street and is currently 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:

Master Plan: The applicant's Master Plan identifies a single row of future lots east of this phase of the development, adjacent to Reservoir Road. These lots will be double frontage lots abutting Braelynn Lane to the west and Reservoir Road to the east. The applicant should be aware that the costs to develop these lots and build the abutting required street and utility improvements may exceed the value of the lots. It is suggested that the phasing of the development be reviewed to ensure that this does not become an issue.

Utilities: The property is located within the Rapid Valley Sanitary Sewer District service area. The applicant has submitted a preliminary utility layout plan. Upon submittal of a Development Engineering Plan application, water and sewer 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 Rapid City Municipal Code and Rapid Valley Sanitary Sewer District requirements. In addition, utility easements must be secured as needed.

Rapid Valley Sanitary District has indicated that a booster station will be located directly north of proposed Lot 7, Block 9 and have stated that a 25 foot wide water main easement will be required across Lot 7, Block 9. Upon submittal of a Development Engineering Plan application, the plat document must be revised to provide the 25 foot wide water main easement as requested by Rapid Valley Sanitary District.

Drainage: The proposed site grading plan indicates that most of the proposed and future lots

STAFF REPORT
Match 6, 2014

No. 14PL005 - Preliminary Subdivision Plan

ITEM 5

will be served by common rear lot line open channel drainage ways. These proposed drainage ways must be carefully analyzed and secured to assure open and functioning drainage and to provide maintenance access. As such, staff recommends that upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Drainage Basin Master Plan shall be must for review and approval. In addition, drainage easements shall be secured as needed. Upon submittal of a Final Plat application, documentation must be submitted for recording securing maintenance and ownership of the local drainage ways and improvements.

Streets: Pursuant to the Infrastructure Design Criteria Manual, Haakan Street and Braelynn Lane are classified as local streets. Darian Street is classified as a lane place street. The applicant has submitted preliminary construction plans showing compliance with the Infrastructure Design Criteria Manual with the exception of a few redline comments. In particular, the K value for the vertical curve at the tie-in to the existing pavement at Homestead Street must be reduced for Haakon Street 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.

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.

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.

STAFF REPORT
Match 6, 2014

No. 14PL005 - Preliminary Subdivision Plan

ITEM 5

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