

STAFF REPORT
February 21, 2019

No. 19PL007 - Preliminary Subdivision Plan

ITEM #8

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 19PL007 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 of the NW1/4 of Section 13, T2N, R7E, and a portion of the SE1/4 of the NE1/4 of Section 14, T2N, R7E, all located in Sections 13 and 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract A, Lots 22 thru 40 of Block 4, Lot 2 and Lot 3 of Block 11 and Lots 1 thru 14 of Block 15 of Auburn Hills Subdivision
PARCEL ACREAGE	Approximately 10.26 acres
LOCATION	North of the intersection of Cobalt Drive and Coal Bank Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	Low Density Residential District
East:	Medium Density Residential District (Planned Development Designation)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 25, 2019
REVIEWED BY	John Green / Roger Olsen

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RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, all redlined comments shall be addressed. All redlined comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Misty Woods Lane and Coal Bank Court shall be submitted for review and approval showing the streets located in a minimum 52-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, street light conduit, water and sewer or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, water plans and analysis shall be submitted for review and approval demonstrating that the water service to the proposed development is adequate to meet domestic flows and fire flow. Additionally, pressure reducing valves shall be provided for all water services within the development. Construction plans shall be in conformance with Infrastructure Design Criteria Manual and shall be signed and sealed by a Professional Engineer. In addition, utility easements shall be provided as necessary;
4. Upon submittal of a Development Engineering Plan application, a sewer design report shall be submitted for review and approval demonstrating that sewer service to the proposed development is adequate to meet domestic flows. Construction plans shall be in conformance with Infrastructure Design Criteria Manual and shall be signed and sealed by a Professional Engineer. In addition, utility easements shall be provided as necessary;
5. Upon submittal of a Development engineering Plan application, a drainage plan and report shall be submitted for review and approval demonstrating adequate on-site stormwater detention and storm water quality management in conformance with the Infrastructure Design Criteria Manual. In addition, drainage easements shall be provided as necessary;
6. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
7. Prior to approval of a Development Engineering Plan application, submitted engineering reports required for construction shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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;
8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
9. Prior to submittal of a Final Plat application, the plat document shall be revised to

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- identify "Coal Bank Drive" as "Coal Bank Court" north of the intersection of Coal Bank Drive and Cobalt Drive;
10. Prior to submittal of a Final Plat application, the plat document shall be revised to identify "Misty Woods Drive" as "Misty Woods Lane";
 11. Prior to submittal of a Final Plat application, the plat document shall identify the recording information for the previously vacated Section Line Highway;
 12. Prior to approval of a Final Plat application, the portion of the subject property currently zoned General Agricultural District shall be rezoned to Medium Density Residential District;
 13. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of any proposed drainage elements;
 14. Upon submittal of a Final Plat application, the plat document shall show all easements as necessary, including drainage easements and utility easements;
 15. 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,
 16. 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);
 17. 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,

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan application to subdivide two existing parcels into 36 single family residential parcels ranging in size from 0.155 acre to 0.409 acres. Specifically, the applicant intends to subdivide two parcels of land in the Auburn Hills Subdivision north of the terminus of Coal Bank Court as phase nine of development in the area. The subject property is currently void of 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:

Zoning: The eastern two thirds of the subject property is zoned Medium Density Residential District and is located within a Planned Development Designation. The balance of the property is zoned General Agricultural District. Medium Density Residential District requires a minimum lot size of 6,500 square feet for a single family residence. The proposed lots meet the minimum lot size requirement as noted. Prior to approval of a Final Plat application, the portion of the property zoned General Agricultural District must be rezoned to Medium Density Residential District. Additionally, prior to issuance of a Building Permit, a

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Final Planned Development Overlay application shall be submitted for review and approval for all proposed lots located east of the vacated section line highway, or the Planned Development Designation shall be formally dissolved.

Coal Bank Court: Coal Bank Court is classified as a local street and must be located within a minimum 52 foot wide right-of-way. Additionally, the street must be constructed with a minimum of 26 feet of pavement width, curb, gutter, sidewalk, street light conduit, water, and sewer. Upon Submittal of a Development Engineering Plan application, construction plans for Coal Bank Court must be submitted for review and approval showing the dedication of 52 feet right-of way for Coal Bank Drive and construction of the street as identified, or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. Additionally, the street name "Coal Bank Drive" cannot continue north from the intersection with Cobalt Drive due to addressing constraints. Therefore, prior to submittal of a Final Plat application, the plat document must be revised to show Coal Bank Drive as "Coal Bank Court".

Misty Woods Lane: Misty Woods Lane is classified as a local street and must be located within a minimum 52 foot wide right-of-way. Additionally, the street must be constructed with a minimum of 26 feet of pavement width, curb, gutter, sidewalk, street light conduit, water, and sewer. Upon Submittal of a Development Engineering Plan application, construction plans for the street must be submitted for review and approval showing the dedication of 52 feet right-of way for Misty Woods Lane and construction of the street as identified, or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. Additionally, the submitted plat document identifies Misty Woods Lane as "Misty Woods Drive" north of the intersection with Cobalt Drive. Therefore, prior to submittal of a Final Plat application, the plat document must be revised to show Misty Woods Drive as "Misty Woods Lane".

Section Line Highway: On November 21, 2005, the Rapid City City Council approved a Vacation of Right-of-Way application (File# 05VR013) to vacate the right-of-way for a section line highway shown transecting Lot 12 and Lot 34 of the proposed subdivision. Prior to submittal of a Final Plat application, the plat document must identify the recording information of the previously vacated section line highway.

Water: The proposed lots are located in the North Rapid Pressure Zone which serves elevations of 3300 feet to 3450 feet. Static pressures in this development range from approximately 41 psi to 61 psi. 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 according to the Infrastructure Design Criteria Manual. The design report must demonstrate that the water service is adequate to meet domestic flows and fire flows for the development. Additionally, pressure reducing valves shall be provided for all water services within the development. All easements shall be shown as necessary.

Sewer: Upon submittal of a Development Engineering Plan application, sewer plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval according to the Infrastructure Design Criteria Manual. The design report must demonstrate that the sewer service is adequate to meet domestic flows for the development.

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All easements shall be shown as necessary.

Drainage: The proposed subdivision is located within the Box Elder Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage report demonstrating storm water detention at historic flows and storm water quality management in conformance with the Infrastructure Design Criteria Manual must be submitted for review and approval and signed and sealed by a Registered Professional Engineer. All drainage easements must be shown as necessary.

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.