GENERAL INFORMATION:

APPLICANT: Daniel R. Crow - Banner Communities LLC
AGENT: Janelle - KTM Design Solutions, Inc.
PROPERTY OWNER: Duane Pankratz
REQUEST: No. 22PL066 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Portions of the unplatted lands in the SE1/4 of Section 4, T1N, R8E, located in the SE1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 1 thru 4 of Quail Ridge Subdivision

PARCEL ACREAGE: Approximately 24.95 acres

LOCATION: Elk Vale Drive at Concourse Drive and Jolly Lane at Jubilee Lane

EXISTING ZONING: General Commercial District

FUTURE LAND USE DESIGNATION: Mixed-Use Commercial

SURROUNDING ZONING:
North: General Commercial District
South: Suburban Residential District (Pennington County)
East: Suburban Residential District (Pennington County)
West: Light Industrial District - General Commercial District - Low Density Residential District I

PUBLIC UTILITIES: Rapid Valley Sanitary District Water and Sewer

DATE OF APPLICATION: June 8, 2022

REVIEWED BY: Marlo Kapsa / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to submittal of a Development Engineering Plan application, a Traffic Impact Study per Section 2.17 of the Infrastructure Design Criteria Manual shall be submitted for review and approval by the City of Rapid City and South Dakota Department of Transportation or criteria for obtaining an Exception to waive the requirement shall be met. Upon submittal...
of a Development Engineering Plan application, construction plans for any improvements identified within the Traffic Impact Study shall be submitted for review and approval or criteria for obtaining an Exception to waive the requirement shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;

2. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road shall be submitted for review and approval showing the street constructed with curb and gutter that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. Additionally, construction plans for fire hydrants, sewer, and water that meets Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;

3. Upon submittal of a Development Engineering Plan application, construction plans for Lancer Drive shall be submitted for review and approval including curb and gutter that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. Additionally, construction plans for fire hydrants, sewer, and water that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;

4. Upon submittal of a Development Engineering Plan application, construction plans for Concourse Drive shall be submitted for review and approval including street light conduit that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, construction plans for water and sewer that meets Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;

5. Upon submittal of a Development Engineering Plan application, construction plans for Jubilee Lane shall be submitted for review and approval including the installation of a minimum pavement width of 34 feet, curb, gutter, sidewalk, and street light conduit which meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, construction plans for water and sewer that meets Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
Upon submittal of a Developmental Engineering Plan application, construction plans for Twilight Drive shall be submitted for review and approval including a pavement width of 35 feet and street light conduit which meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria or criteria for obtaining an Exception shall be met waiving the requirement. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, construction plans for water and sewer that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application.

Upon submittal of a Development Engineering Plan application, construction plans for Jolly Lane shall be submitted for review and approval including a pavement width of 26 feet, street light conduit, curb, and gutter which meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, construction plans including fire hydrants that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards shall be submitted for review and approval or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application.

Upon submittal of the Development Engineering Plan, the plat document shall be revised to show an additional 1.5 feet of right-of-way dedicated along Jolly Lane or criteria for obtaining an Exception to waive the improvements shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application.

Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements or criteria to obtain an Exception waiving the requirement shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application.

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.

Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval.

Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements.

Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual and Rapid Valley Sanitary District standards. 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 Registered Professional Engineer and contain a Certification Statement of
Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;

14. Prior to submittal of a Final Plat application, easements and conveyances shall be secured as needed for the proposed development. In addition, upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements;

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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create four lots from an unplatted 24.95 acre parcel. The lots will be known as Lots 1-4 of Quail Ridge Subdivision. The lots will be sized 3 acres, 5.95 acres, 6.72 acres, and 11.43 acres, respectively. The applicant has also submitted a Rezoning application (File #22RZ009) to rezone the property from General Commercial District to Office Commercial District.

The property borders the intersection of Elk Vale Road and Concourse Drive to the northwest and southeast and lies southeast of the intersection of Elk Vale Road and Jubilee Lane. The property 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:

Zoning: The property is currently zoned General Commercial District. As previously noted, the applicant has submitted a Rezoning application to change the zoning designation of the property from General Commercial District to Office Commercial District. There is no minimum lot size requirement for the Office Commercial District. The applicant has indicated that the property will be developed with multifamily housing which is an allowed use within the Office Commercial District.

The City’s Future Land Use plan identifies the appropriate future use of the property as Mixed-Use Commercial which supports the Office Commercial District as a secondary Zoning District. As such, the proposed rezone is in compliance with the City’s Future Land Use Plan. Additionally, the property is located at a Community Activity Center and along an Entrance Corridor as specifically identified in Plan Rapid City. The applicant should be aware that the design standards and elements of any future development on the property should comply with the recommendations of the Comprehensive Plan.

Elk Vale Road (S.D. Highway 79/U.S. Highway 16B): Elk Vale Road runs through the southwest corner of the subject property and along the northern property boundary and is classified as
a principal arterial street on the City’s Major Street plan requiring that it be located within a minimum 100-foot wide right-of-way and constructed with a 36-foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, sewer, and dual water mains. Currently, Elk Vale Road is located within an approximate 250-foot wide right-of-way and constructed with a 48-foot wide paved surface, City of Rapid City water on the north side of the street, and street light conduit. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road must be submitted for review and approval showing the street constructed with curb and gutter that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Additionally, upon submittal of a Development Engineering Plan application, construction plans for fire hydrants, sewer, and water that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for fire hydrants, sewer, and water that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Additionally, upon submittal of a Development Engineering Plan application, construction plans for fire hydrants, sewer, and water that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a variance to not construct the sidewalk must be obtained.

**Lancer Drive:** Lancer Drive is located along the northwestern property boundary and is classified as a commercial street which requires that it be located in a minimum 70-foot wide right-of-way with an additional 10 feet of right-of-way the first 200 feet as it extends west from Elk Vale Road. In addition, the street must be constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Lancer Drive is located within an approximate 120-foot wide right-of-way and constructed with a 40-foot wide paved surface and street light conduit. Upon submittal of a Development Engineering Plan application, construction plans for Lancer Drive must be submitted for review and approval including curb and gutter that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Additionally, upon submittal of a Development Engineering Plan application, construction plans for fire hydrants, sewer, and water that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a variance to not construct the sidewalk must be obtained.
Concourse Drive: Concourse Drive runs north to south through the center of the property and is classified as a minor arterial street on the City’s Major Street Plan requiring that it be located within a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Concourse Drive is located within a 100-foot right-of-way and constructed with a 36-foot wide paved surface, curb, and gutter. Upon submittal of a Development Engineering Plan application, construction plans for Concourse Drive must be submitted for review and approval including street light conduit that meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, construction plans for water and sewer that meets Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a variance must be obtained waiving the requirement.

Jubilee Lane: Jubilee Lane runs north to south through the eastern half of the property and is classified as a collector street on the City’s Major Street Plan requiring that it be located within a minimum 68 foot wide right-of-way with an additional 10 feet of right-of-way the first 200 feet as it extends south from Elk Vale Road. In addition, the street must be constructed within a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Jubilee Lane is located within an 80 foot wide right-of-way and constructed with an approximate 24-foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Jubilee Lane must be submitted for review and approval including the installation of a minimum pavement width of 34 feet, curb, gutter, sidewalk, and street light conduit which meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, upon submittal of a Development Engineering Plan application, construction plans for water and sewer which meet Rapid Valley Sanitary District criteria and the Infrastructure Design Criteria Manual criteria must be submitted for review and approval or criteria for obtaining an Exception must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval upon submittal of a Development Engineering Plan or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed.
by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a variance must be obtained waiving the requirement.

**Jolly Lane:** Jolly Lane is located along the eastern property boundary and is classified as a commercial street requiring that it be located within a minimum 70-foot wide right-of-way and be constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Jolly Lane is located within a 67-foot wide right-of-way and constructed to with a 20-foot wide paved surface, sewer, and water. Upon submittal of a Development Engineering Plan application, construction plans for Jolly Lane must be submitted for review and approval including a pavement width of 26 feet, street light conduit, curb, and gutter which meets the criteria set forth in Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, upon submittal of a Development Engineering Plan application, construction plans including fire hydrants that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval upon submittal of a Development Engineering Plan application or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Upon submittal of the Development Engineering Plan, the plat document must be revised to show an additional 1.5 feet of right-of-way dedicated to Jolly Lane or criteria for obtaining an Exception must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a variance must be obtained waiving the requirement.

**Twilight Drive:** Twilight drive is located along the southern property boundary and is classified as a minor arterial street on the City’s Major Street Plan requiring that it be located within a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Twilight Drive is located within a 120-foot wide right-of-way and constructed with a 35-foot wide paved surface, curb, and gutter. Upon submittal of a Developmental Engineering Plan application, construction plans for Twilight Drive must be submitted for review and approval including a pavement width of 35 feet and street light conduit which meets the criteria of Figure 2-1 of the Infrastructure Design Criteria or criteria for obtaining an Exception must be met waiving the requirement. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, upon submittal of a Development Engineering Plan application, construction plans for water and sewer that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted for review and approval or criteria for obtaining an Exception to waive the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. Construction plans for
any improvements identified within the Traffic Impact Study must be submitted for review and approval upon submittal of a Development Engineering Plan application or criteria for obtaining an Exception waiving the improvements must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that sidewalks including handicap accessible ramps are required to be constructed by the developer at intersections as part of the platting process. All other sidewalks are required to be constructed as part of the building permit or a must be obtained waiving the requirement.

Traffic Impact Study: Per Section 2.17 of the Infrastructure Design Criteria Manual, prior to submittal of a Development Engineering Plan application, a Traffic Impact Study must be submitted for review and approval by the City of Rapid City and South Dakota Department of Transportation or an Exception must be obtained waiving the requirement. Upon submittal of a Development Engineering Plan application, construction plans for any improvements identified within the Traffic Impact Study must be submitted for review and approval or criteria for obtaining an Exception to waive the requirement must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application.

Drainage: The property is located within the Race Track Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code must be submitted for review and approval for the proposed subdivision improvements or criteria to obtain an Exception must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. The drainage report must address storm water quantity control and storm water quality treatment. Prior to submittal of a Final Plat, easements and conveyances must be secured as needed for the proposed development. In addition, upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of any proposed drainage elements.

Water/Sewer: The property is located within the Rapid Valley Sanitary District service boundary. A 16-inch City of Rapid City water main is located within the Elk Vale Road right-of-way and Lancer Drive right-of-way. Service cannot be taken from a City of Rapid City main, it must be taken from a Rapid Valley Sanitary District main. There is an existing 12-inch Rapid Valley Sanitary District water main located within the Jolly Lane right-of-way that does meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards. There are no water mains located within Lancer Drive, Concourse Drive, Jubilee Lane, or Twilight Drive. Additionally, the existing fire hydrant spacing does not appear to meet Rapid Valley Sanitary District minimum requirements. As previously stipulated, upon submittal of a Development Engineering Plan construction plans for water mains and fire hydrant spacing that meets Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted for review and approval or criteria for obtaining an Exception must be met waiving the requirement. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application.

A 24-inch City of Rapid City trunk sewer is located in the Elk Vale Road right-of-way and within an easement on proposed Lot 2. Sewer service cannot be taken from this main, it must be
taken from a Rapid Valley Sanitary District main. There is an existing 8-inch Rapid Valley Sanitary District sewer main located within Jolly Lane right-of-way that does meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards. There are no sewer mains located within Lancer Drive, Concourse Drive, Jubilee Lane, and Twilight Drive. As such, upon submittal of a Development Engineering Plan application, construction plans for sewer mains that meet Rapid Valley Sanitary District and the Infrastructure Design Criteria Manual standards must be submitted for review and approval or criteria for obtaining an Exception waiving the improvements must be met. If an Exception is obtained a copy of the approved document 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. 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.

**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.