

STAFF REPORT
May 4, 2017

No. 17PL033 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Troy Trombetta
AGENT	Shanon Vasknetz - Baseline Surveying
PROPERTY OWNER	Troy and Kayla Trombetta
REQUEST	No. 17PL033 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the NW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 and Lot 2 of Skyline Ranch Subdivision
PARCEL ACREAGE	Approximately 11.5 acres
LOCATION	West of the intersection of Tower Road and Skyline Drive at the northern terminus of JW Gould Memorial Drive
EXISTING ZONING	Park Forest District
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	Private water and on-site wastewater
DATE OF APPLICATION	April 5, 2017
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for the existing access easement extending through the property and abutting the property shall be submitted for review and approval. The construction plans shall show the easement with a minimum width of 50 feet and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be

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- submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer showing the extension of mains and service lines shall be submitted for review and approval as per the Infrastructure Design Criteria Manual 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. If a private well is proposed to be utilized, then well data from an existing well or a nearby well shall be submitted to show that a well in this area can provide flows sufficient for development or documentation shall be submitted identifying that service will be provided by a water district. As an alternative to providing fire flows, a Covenant Agreement shall be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential structures upon submittal of a Final Plat application. In addition, water testing data for proposed Lot 1 demonstrating that potable water is present shall be submitted;
3. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval if subdivision improvements are required. The drainage plan shall address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. In addition, the plat document shall be revised to provide drainage easements as necessary;
4. 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 and a grading plan shall be submitted for review and approval if subdivision improvements are required;
5. 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 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;
6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
7. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
8. Prior to submittal of a Final Plat application, the following note shall be placed on the plat: "Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install an on-site wastewater treatment system for each lot. Prior to installation of such system, plans prepared by a qualified person shall be submitted and approved as required by the City of Rapid City. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations";
9. Prior to submittal of a Final Plat application, the applicant shall coordinate with the Fire

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- Department to secure a Wild Fire Mitigation Plan for the property;
10. Prior to submittal of a Final Plat application, Surveyor Note #3 stating that "Building Restrictions per the most recently adopted International Building Code and Building Setback Requirements per the City of Rapid City Ordinances" shall be removed;
 11. Prior to submittal of a Final Plat application, the recording information for the access easement shall read "Book 65, Page 7186" instead of Page 7190;
 12. Upon submittal of a Final Plat application, an agreement securing ownership and maintenance of the well shall be submitted for recording if the existing well is to be shared. In addition, plat document shall be revised to show the well and the future service line to proposed Lot 2 within a utility easement;
 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,
 14. 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 reconfigure two unplatted properties, creating two platted lots. The common property line between the two properties is being reconfigured to create improved building envelopes on both lots. The proposed lots are sized 5.529 acres and 5.904 acres, respectively, and are to be known as Lot 1 and 2 of Skyline Ranch Subdivision.

The property is located west of the intersection of Tower Road and Skyline Drive at the northern terminus of JW Gould Memorial Drive. 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:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is zoned Park Forest District requiring a minimum 3 acre lot size. The proposed plat identifies a 5.629 acre lot and a 5.904 acre lot meeting the minimum lot size requirement for the Park Forest District.

Access easement: JW Memorial Drive extending north from Skyline Ranch Road serves as access to the property. JW Memorial Drive is located within abutting access and right-of-way easements. As a part of platting the property, that portion of the street extending through or abutting the property must be improved to lane place standards as per the Infrastructure Design Criteria Manual. As such, upon submittal of a Development Engineering Plan application, construction plans for this portion of the easement(s) must be

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submitted for review and approval showing the easement with a minimum width of 50 feet and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan must be submitted for review and approval if subdivision improvements are required. The drainage plan must address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. In addition, the plat document must be revised to provide drainage easements as necessary.

Water: A private well exists on proposed Lot 1. However, the Infrastructure Design Criteria Manual requires that a community water system be installed as a part of platting the property. As such, upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer showing the extension of mains and service lines must be submitted for review and approval as per the Infrastructure Design Criteria Manual 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. If a private well is proposed to be utilized, then well data from an existing well or a nearby well must be submitted to show that a well in this area can provide flows sufficient for development or documentation must be submitted identifying that service will be provided by a water district. As an alternative to providing fire flows, a Covenant Agreement can be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential structures upon submittal of a Final Plat application. In addition, water testing data for proposed Lot 1 demonstrating that potable water is present must be submitted.

Sewer: The proposed lots are located within the South Dakota Department of Environment and Natural Resources Source Water Protection Area, but located outside of the mapped Madison Limestone outcrop area. The applicant has indicated that private on-site wastewater systems will be installed as a part of developing the proposed lots. The applicant should be aware that an On-site Wastewater Treatment Permit must be obtained from the City of Rapid City prior to the installation of the on-site wastewater systems. In addition, prior to submittal of a Final Plat application, the following note must be placed on the plat: "Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install an on-site wastewater treatment system for each lot. Prior to installation of such system, plans prepared by a qualified person shall be submitted and approved as required by the City of Rapid. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations".

Wild Fire Area: The property is located within a high wild fire designated area. As such, prior to submittal of a Final Plat application, the applicant must coordinate with the Fire Department

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to secure a Wild Fire Mitigation Plan for the property.

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 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 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.