

STAFF REPORT
March 8, 2018

No. 18PL005 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	ETC Ventures LLC
AGENT	Mitch Kertzman - Renner Associates, LLC
PROPERTY OWNER	ETC, LLC
REQUEST	No. 18PL005 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Government Lot 3; and the SE1/4 of the NW/14 less Copperfield Vistas Subdivision and less right-of-ways, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10A, 10B, 11-18, and Park Tract of Block 7; LOTS 3-8 of Block 8; Lots 1-9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, and 13B of Block 9; Lots 1A, 1B, 2A, 2B, 3A, 3B, and 4-23 of Block 10; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Drainage Lot, and Sign Lot of Block 11; LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, AND 14-23 of Block 12; Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, and 11B of Block 13 of Copperfield Vistas Subdivision
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	Northeast of the intersection of Homestead Street and Summerfield Drive
EXISTING ZONING	Medium Density Residential District (Planned Development) - Low Density District (Planned Development)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District (Planned Development)
East:	Light Industrial District
West:	General Agricultural District

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PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	January 30, 2018
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;
2. Prior to approval of the Development Engineering Plan application, submitted 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Copperfield Drive, Rosie Lane, Summerfield Drive, Bar Five Ranch Road, Allison Lane and Jessup Lane 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, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained. 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, 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 design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be provided as needed;
5. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. Utility easements shall also be provided as needed;
6. 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. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
7. Upon submittal of a Development Engineering Plan application, a revised Master Plan

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shall be submitted for review and approval to ensure that no more than 40 dwelling units have one point of access 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;

8. ~~Upon submittal of a Development Engineering Plan application, the applicant's Master Plan shall be revised to show a street connection to the property located west of this site as per Chapter 16.16.040.B of the Rapid City Municipal Code;~~
9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
10. Upon submittal of a Development Engineering Plan application, a note shall be placed on the plat document identifying a 6 foot wide maintenance easement along the common lot line of all townhome lots;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. Upon submittal of a Final Plat application, an approved agreement shall be submitted for recording securing ownership and maintenance of the drainage lot, the sign lot and the park tract; and,
13. 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 88 townhome lots, 53 single family residential lots, a drainage lot, a sign lot and a park tract, leaving an unplatted non-transferable balance along the northern portion of the property. The lots range in size from 0.092 acres to 0.818 acres. The applicant's Master Plan identifies the proposed development being constructed in 12 phases. The northern portion of the property is identified as a "Future Phase".

On January 4, 2018, the Planning Commission approved a Final Planned Development Overlay (File #17PD055) to allow a single family and townhome residential development on the property. The proposed Preliminary Subdivision Plan is consistent with the site plan submitted with the Final Planned Development Overlay application.

The property is located northeast of the intersection of Homestead Street and Summerfield Drive. 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 northern half of the property is zoned Medium Density Residential District with a Planned Development Overlay and the southern portion of the property is zoned Low

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Density Residential District with a Planned Development Overlay. As previously noted, the Planning Commission has previously approved a Final Planned Development Overlay (File #17PD055) to allow a single family and townhome residential development on the property. The proposed Preliminary Subdivision Plan is consistent with the site plan submitted with the Final Planned Development Overlay application.

Master Plan: The applicant has submitted a Master Plan identifying that the development will be constructed in 12 phases. The applicant has indicated that the order of development may change as market demand dictates. Section 2.6 of the Infrastructure Design Criteria Manual requires that a second access be provided when more than forty dwelling units are accessed from a street. If the applicant develops the property in the consecutive order as shown on the Master Plan, then one street will serve as access to 51 dwelling units prior to the construction of a second access into the development. As such, upon submittal of a Development Engineering Plan application, a revised Master Plan must be submitted for review and approval to ensure that no more than 40 dwelling units have one point of access 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.

The Major Street Plan identifies a future Principal Arterial Street, E. Anamosa Street, along the north lot line of the property in the area identified as a "Future Phase". The applicant should review the phasing of the development to ensure that the cost of the street improvement will not preclude the future development of this area.

Access: Chapter 16.16.040.B of the Rapid City Municipal Code states that proposed streets shall be extended to the boundary lines of the tract or parcel to be subdivided in order to ensure access to adjoining parcels of land. The applicant's master plan does not show a street connection to the property located west of this parcel. As such, upon submittal of a Development Engineering Plan application, the master plan must be revised to show the street connection as required.

Drainage/Sign/Park Lots: The proposed Preliminary Subdivision Plan identifies a proposed drainage lot, a sign lot and a park tract. The use(s) were reviewed and approved as a part of the associated Final Planned Development Overlay. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of the proposed lots and tract as identified.

Local Streets: Copperfield Drive, Rosie Lane, Summerfield Drive, Bar Five Ranch Road, Allison Land and Jessup Lane are all proposed internal streets to serve the development. The streets are classified as local streets requiring that they be located in a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the streets must be submitted for review and approval 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.

Water: The property is located within the City's service area. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered

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Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements must be provided as needed.

Sewer: The property is located within the City's service area. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. Utility easements must also be provided as needed.

Drainage: The property is located within the Unnamed Tributary Drainage Plan. 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 and per Rapid City Code 8.48.020, Post Construction Water Runoff Control Design Requirements must be submitted for review and approval for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment. In addition, easements must be provided as needed.

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.