

STAFF REPORT
December 8, 2016

No. 16PL120 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Bank West, Inc.
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Bank West Inc.
REQUEST	No. 16PL120 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SE1/4 of the SW1/4 and an unplatted portion of the SW1/4 of the SW1/4 all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 2 of Stoney Creek South No. 2 Subdivision
PARCEL ACREAGE	Approximately 15.82 acres
LOCATION	In the southeast corner of the Overview Lane and Nugget Gulch Road intersection
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	Low Density Residential District - General Agricultural District
East:	Park Forest District
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 14, 2016
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 shall

STAFF REPORT
December 8, 2016

No. 16PL120 - Preliminary Subdivision Plan

ITEM 5

- be submitted for a termination manhole in Nugget Gulch Drive to replace the existing cleanout located in the right-of-way 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;
2. 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;
 3. Upon submittal of a Final Plat application, all necessary easements, including drainage easements, and utility easements shall be dedicated;
 4. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 5. 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,
 6. 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 application to create a 15.82 acre lot, leaving an unplatted balance adjacent to Sheridan Lake Road. The proposed lot is to be known as Lot 2 of Stock Creek South No. 2 Subdivision.

The property is located south and east of the intersection of Overview Lane and Nugget Gulch 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 property is currently zoned General Agriculture District which requires a minimum 20 acre lot size for a single family residence. As previously noted, the property is currently void of any structural development. The Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The applicant should be aware that prior to issuance of a building permit for a residence the property must be rezoned to Low Density Residential District and/or a Variance must be obtained to reduce the minimum required lot size from 20 acres to 15.82 acres.

Streets: Nugget Gulch Road is located along a portion of the west lot line of the proposed lot. In addition, Overview Lane terminates at the north lot line of the property. Nugget Gulch Road is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Overview Lane is classified as a local street requiring that it be located in a minimum 52 foot wide right-of-

STAFF REPORT
December 8, 2016

No. 16PL120 - Preliminary Subdivision Plan

ITEM 5

way with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Both streets have been constructed as identified with the exception of sidewalk along Nugget Gulch Road. The applicant should be aware that the sidewalk must be constructed along Nugget Gulch Road at the time of building permit.

Utilities: An 8 inch Skyline Pressure Zone water main exists in Overview Lane. The applicant should be aware that if Overview Lane is not extended, the water main should be terminated per City Standards. A 10 inch Southwest Pressure Zone water main and a 12 inch Skyline pressure Zone water main exists in Nugget Gulch Road.

An 8 inch sewer main exists in Overview Lane. The applicant should be aware that if Overview Lane is not extended, the sewer main should be terminated per City Standards. An 8 inch sewer main exists in Nugget Gulch Road. In addition, there is an existing sewer cleanout in Nugget Gulch Road adjacent to the proposed lot which does not meet the City's current criteria requirements and must be replaced with a sewer termination manhole. As such, staff recommends that upon submittal of a Development Engineering Plan application, construction plans be submitted for review and approval for a termination manhole in Nugget Gulch Drive to replace the existing cleanout located in the right-of-way 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.

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 must be entered into with the City for all public improvements.

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