GENERAL INFORMATION:

APPLICANT: Lee Jensen
AGENT: Longbranch Civic Engineering, Inc.
PROPERTY OWNER: ZCO, Inc.
REQUEST: No. 19PL060 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Lot 2R of Block 6 and a portion of Block 6 of Elks Country Estates, located in the NW1/4 of the SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lot 2R2 of Block 6 of Elks Country Estates (One residential lot)
PARCEL ACREAGE: Approximately 0.398 acres
LOCATION: Northwest of the intersection of Willowbend Road and Augusta Drive
EXISTING ZONING: Low Density Residential District II
FUTURE LAND USE DESIGNATION: Urban Neighborhood
SURROUNDING ZONING
   North: General Agricultural District
   South: General Agricultural District
   East: Low Density Residential District II
   West: Low Density Residential District II
PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: July 12, 2019
REVIEWED BY: Vicki L. Fisher / 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, redline comments on the construction drawings and the Master Plan shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. 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. 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 Willowbend Road shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with a temporary turnaround or shall meet criteria for obtaining an Exception. 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, 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 dedicated as needed;

5. 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 if subdivision improvements are required;

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

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

8. Prior to submittal of a Final Plat application, that portion of Willowbend Road located north of Augusta Drive shall be renamed. In addition, the plat document shall show the new street name;

9. Prior to submittal of a Final Plat application, the plat document shall be revised to show the Owner’s Certificate for a corporate acknowledgement. In addition, the Certificate of Finance Officer shall be revised to show the certification of the signature of the “Community Development Director” in lieu of the “Community Planning Director”;

10. 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,

11. 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 expand an existing single-family residential lot, leaving an unplatted non-transferable balance. The proposed lot will be 0.398 acres in size and will be known as Lot 2R2 of Block 6, Elks Country Estates.

The property is located at the northern terminus of Willowbend Road. 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 Low Density Residential District II with a Final Planned Development Overlay. The proposed lot exceeds the minimum lot size requirement of the Low Density Residential District II and is in compliance with the approved Final Planned Development Overlay.

The Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Urban Neighborhood supports a range of residential development from single-family lots to high-density housing. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Master Plan: The applicant has submitted a Master Plan showing additional residential lots and the extension of Willowbend Road within the unplatted balance. The City’s Building Official has noted that due to addressing issues, an alternate street name for this section of Willowbend Road must be secured to ensure that addressing conflicts don’t occur. As such, prior to submittal of a Final Plat application, that portion of Willowbend Road located north of Augusta Drive must be renamed. In addition, the plat document must show the new street name. Please note that acceptance of the Master Plan does not construe or imply City approval.

Willowbend Road: As previously noted, the proposed plat identifies extending Willowbend Road to provide access to the proposed lot. Willowbend Road is classified as a local street requiring that it 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 Willowbend Road must be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with a temporary turnaround 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.

Water/Sewer: An 8-inch water main and an 8-inch sewer main currently exist within the northern terminus of Willowbend Road to serve the existing lot. Expanding the boundaries of the lot will not require that a water and/or sewer analysis be submitted as a part of this plat review.

Drainage: 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. The drainage report must address storm water quantity control and storm water quality treatment. In addition, easements must be provided as needed.
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.