GENERAL INFORMATION:

APPLICANT: Justin Henrichsen

AGENT: Ryan Wright - KTM Design Solutions, Inc.

PROPERTY OWNER: Justin Henrichsen

REQUEST: No. 19PL082 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Lot D of Lot 3 of Marshall Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lot D of Lot 3A and Lot D of Lot 3B of Marshall Subdivision (Two residential lots)

PARCEL ACREAGE: Approximately 0.83

LOCATION: Northwest of the intersection of Glendale Street and Homestead Street

EXISTING ZONING: Low Density Residential District

FUTURE LAND USE DESIGNATION: Urban Neighborhood

SURROUNDING ZONING:
North: Low Density Residential District
South: Low Density Residential District
East: Low Density Residential District
West: Low Density Residential District

PUBLIC UTILITIES: Rapid Valley Sanitary District

DATE OF APPLICATION: September 13, 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 Final Plat application, the plat document shall be revised to show the proposed lots as Lot A and B or Lots 1 and 2 of Marshall Subdivision #2.

2. If a turnaround is proposed along Glenside Drive, then it shall be located to the north lot line of proposed Lot D of Lot 3B, secured within an access easement and constructed in
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compliance with Figure 2-8 of the Infrastructure Design Criteria Manual;

3. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording requiring that new residential structure(s) be fire sprinkler protected;
4. Upon submittal of a Final Plat application, the plat document shall show the dedication of 10 additional feet of right-of-way along Glenside Street and one additional foot of right-of-way along Homestead Street; and,
5. Upon submittal of a Final Plat application, a copy of the approved Exceptions shall be submitted.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing 0.83-acre residential lot into two lots. The proposed lots will be sized 0.41 acres and 0.39 acres, respectively, and are a part of the Marshall Subdivision.

The property is located northwest of the intersection of Homestead Street and Valley Drive. Currently, a single-family residence is located on proposed Lot D of Lot 3A.

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 Low Density Residential District which requires a minimum 6,500 square foot lot size. The two proposed lots meet the minimum lot size requirement. The City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Single-family lots are identified as a primary use within the Urban Neighborhood designation. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Access: Chapter 2.6 of the Infrastructure Design Criteria Manual states that a second access shall be provided when more than forty dwelling units are accessed from a street. With the proposed plat, Valley Drive will serve as exclusive access to 94 lots. However, On October 21, 2019, an Exception was approved by the City Council to allow the 94 lots with one point of access with the stipulation that a Covenant Agreement be executed requiring that new residential structure(s) be fire sprinkler protected.

Glenside Street: Glenside Street is located along the east lot line and is classified as a local street requiring that it be located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Glenside Street is located within a 30-foot wide right-of-way and constructed with an approximate 18-foot wide paved surface, water and sewer. Please note that an Exception has been approved to waive the requirement to improve Glenside Street.
In addition, the applicant's site plan shows the proposed dedication of 10 additional feet of right-of-way along Glenside Street. Upon submittal of a Final Plat application, a plat document must be submitted showing the dedication of the 10 additional feet of right-of-way.

The applicant's site plan also shows a proposed turnaround just north of the common lot line between the two proposed lots. A turnaround is not required; however, if one is proposed then it must be located to the north lot line of proposed Lot D of Lot 3B, secured within an access easement and constructed in compliance with Figure 2-8 of the Infrastructure Design Criteria Manual.

Homestead Street: Homestead Street is located along the south lot line of the property and 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. Currently, Homestead Street is located within a 50-foot wide right-of-way and constructed with an approximate 20-foot wide paved surface, water and sewer. Please note that an Exception has been granted to waive the requirement to improve Homestead Street. In addition, the applicant's site plan shows the proposed dedication of one additional foot of right-of-way along Homestead Street. Upon submittal of a Final Plat application, a plat document must be submitted showing the dedication of the one additional foot of right-of-way.

Water/Sewer: The property is located in the Rapid Valley Sanitary District. Rapid Valley Sanitary District has indicated that water and sewer service must conform to their design standards and that connection fees must be paid prior to the start of excavation.

Platting Process: Since Exceptions have been granted by the City Council, no subdivision improvements are required as a part of platting this property. As such, the applicant is not required to submit a Development Engineering Plan application. Instead, a Final Plat application can be submitted for review and approval upon approval of the Preliminary Subdivision Plan.

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