

STAFF REPORT
July 26, 2018

No. 18PL053 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Gregory J. Whalen
AGENT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Gregory J. Whalen
REQUEST	No. 18PL053 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 6 of Tract 1 of the NW1/4 of the SE1/4 of Section 34; and a tract of land 50' X 158.12' in the NW1/4 of the SE1/4 lying south of Lot 6 of Tract 1, all located in the NW1/4 of the SE1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A and B of Whalen Addition
PARCEL ACREAGE	Approximately 0.65 acres
LOCATION	North of the intersection of Deadwood Avenue and Krebs Drive
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Agricultural District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 8, 2018
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

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 Krebs Drive shall be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface, curb and gutter or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the

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- Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, the plat document shall show the existing right-of-way width for Krebs Drive and the dedication of ½ of the required right-of-way needed to ensure that the street is located in a minimum 68 foot wide right-of-way 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;
 3. Upon submittal of a Final Plat application, the plat document shall be revised to show the bend in the west lot line at the location of the existing common lot line;
 4. Upon submittal of a Final Plat application, the plat document shall be revised to show the Certificates for a Final Plat in lieu of a Lot Line Adjustment-Consolidation Plat;
 5. Upon submittal of a Final Plat application, the Drainage Note shall be removed from the plat document since the plat does not include a Major Drainage Easement;
 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. 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,
 9. 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 replat an existing platted lot and an unplatted balance creating two residential lots. The lots are to be sized 0.33 acres and 0.32 acres, respectively, and are to be known as Lots A and B of Whalen Addition.

The property is located approximately 700 feet north of the intersection of Deadwood Avenue and Krebs Drive on the east side of Krebs 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 Low Density Residential District which requires a minimum lot size of 6,500 feet for a residential lot with City sewer and water. The proposed lots exceed the minimum lot size requirement. The City's Future Land Use Plan identifies this area as appropriate for Low Density Neighborhood development. A single family development is a primary use identified in a Low Density Neighborhood designation.

Krebs Drive: Krebs Drive is located along the west lot line of the property and is identified as a

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collector street on the City's Major Street plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Krebs Drive is located in a varying right-of-way width of approximately 64 to 66 feet and constructed with an approximate 18 foot wide graveled surface. A 12 inch sanitary sewer main exists directly west of Krebs Drive. In addition, the City has an on-going infill project to extend water past the north lot line of the property. As such, additional water and/or sewer improvements are not required as a part of this plat. Please note that sidewalk will be required to be installed as a part of any future building permit for the proposed lots.

Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing the construction of a minimum 24 foot wide paved surface, curb and gutter. In addition, the plat document must show the existing right-of-way width for Krebs Drive and the dedication of ½ of the required right-of-way needed to ensure that the street is located in a minimum 68 foot wide right-of-way 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.

Drainage Note: The proposed plat includes a standard drainage note. However, the plat does not include a Major Drainage Easement. As such, prior to submittal of a Final Plat application, the "Drainage Note" should be removed from the plat document.

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 if public improvements are required.

Platting Process: If Exceptions are obtained to waive the requirement to improve Krebs Drive, a Development Engineering Plan application is not necessary since subdivision improvements would not be required. Subsequently, the applicant can proceed with the submittal of a Final Plat application. However, the \$250.00 application fee plus \$20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application must be paid as a part of the Final Plat submittal.

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