

STAFF REPORT
December 6, 2018

No. 18PL106 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Triple R Corporation
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Triple R Corporation
REQUEST	No. 18PL106 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 and the east 45 feet of Lot 3 of Block 6 of Schamber Subdivision, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1AR, 2AR and 3AR of Schamber Subdivision #2
PARCEL ACREAGE	Approximately 0.69 acres
LOCATION	Southeast of the intersection of Twin Elms Drive and Schamber Street
EXISTING ZONING	Medium Density Residential District - Canyon Lake Overlay District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District - Canyon Lake Overlay District
South:	Medium Density Residential District - Canyon Lake Overlay District
East:	Medium Density Residential District - Canyon Lake Overlay District
West:	Medium Density Residential District - Canyon Lake Overlay District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 9, 2018
REVIEWED BY	Vicki L. Fisher / Roger Olsen

RECOMMENDATION:

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

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stipulations:

1. Prior to submittal of a Development Engineering Plan, the construction drawings shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. The redlined comments shall be returned to Engineering Services. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Schamber Street shall be submitted for review and approval showing the dedication of 13.5 additional feet of right-of-way and the construction of 8 additional feet of pavement and street light conduit or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Schamber Street or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Twin Elms Drive shall be submitted for review showing the dedication of 13.5 additional feet of right-of-way and the construction of 8 additional feet of pavement and street light conduit or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Schamber Street or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In particular, the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements shall also be secured 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 drainage plan in compliance with the Infrastructure Design Criteria Manual and the Red Dale Drainage Basin Plan shall be submitted for review and approval if subdivision improvements are required. The drainage plan shall demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. In addition, drainage easements shall be secured as needed;
7. Upon submittal of a Development Engineering Plan application, the applicant shall clarify if the development on proposed Lot 3AR is a duplex or a townhome. If it is a townhome, then the plat document shall be revised to show a proposed common lot line separating the two units. If the use is a duplex, then construction plans shall be submitted for review and approval showing the removal of the second water and sewer service to the property;
8. 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

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- for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer;
9. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 10. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 11. Prior to submittal of a Final Plat application, Variances shall be obtained to reduce the minimum required setbacks to the existing structures as a result of the dedication of right-of-way and/or new lot lines. In addition, the plat document shall be revised to provide a minimum lot size of 6,500 square feet for a single family residence and 8,000 square feet for a duplex or lot size Variances shall be obtained to allow a 4, 502 square foot and a 5,438 square foot lot size, respectively;
 12. Prior to submittal of a Final Plat application, the plat title shall show the proposed legal description as 'Lots D, E and F of Block 6 in Schamber Addition No. 3 (Formerly Lots 1, 2 and the E45 ft. of Lot 3 in Block 6 of the NW1/4NE1/4 of Section 9, T1N, R7E...)'";
 13. 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,
 14. 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 Plat to replat three properties into three lots. The lots are to be known as Lot 1AR, 2AR and 3AR of Schamber Subdivision #2. The lots sizes are proposed to be 4,502-square feet, 5,438-square feet and 11,174-square feet, respectively.

The property is located southeast of the intersection of Twin Elms Drive and Schamber Street. Currently, a single family residence is located on proposed Lot 1AR. A single family residence with an attached carport is located on proposed Lot 2AR. A duplex with several accessory structures is located on proposed Lot 3AR.

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 Medium Density Residential District which requires a

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minimum 6,500 square foot lot size for a single family residence, a minimum 8,000 square foot lot size for a duplex and a minimum 4,000 square foot lot size for a townhome. The applicant has indicated that Lot 1AR will continue to be used as a single family residential lot. However, the applicant is proposing a duplex on Lot 2AR and a duplex or townhome on Lot 3AR. The proposed plat identifies Lot 1AR with a lot size of 4,502-square feet, Lot 2AR with a lot size of 5,438-square feet and Lot 3AR with a lot size of 11,174-square feet. Prior to submittal of a Final Plat application, the plat document must be revised to provide the minimum lot size for each proposed use as identified or a Variance from the Zoning Board of Adjustment must be obtained to reduce the lot size requirements accordingly.

Schamber Street: Chamber Street is located along the north 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, sewer and water. Currently, Chamber Street is located within a 25-foot wide right-of-way and constructed with an 18-foot wide paved surface, curb gutter, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Chamber Street must be submitted for review and approval showing the dedication of 13.5 additional feet of right-of-way and the construction of 8 additional feet of pavement and street light conduit or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Chamber Street or a Variance from the City Council must be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

Twin Elms Drive: Twin Elms Drive is located along the west 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, sewer and water. Currently, Twin Elms Drive is located within a 25-foot wide right-of-way and constructed with an 18-foot wide paved surface, curb gutter, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Twin Elms Drive must be submitted for review and approval showing the dedication of 13.5 additional feet of right-of-way and the construction of 8 additional feet of pavement and street light conduit or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Twin Elms Drive or a Variance from the City Council must be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

Setbacks: The existing structures located on proposed Lots 2AR and 3AR currently encroach into the front yard setback along Chamber Street. With the dedication of additional right-of-way as noted above, it is anticipated that the front yard setback(s) on these two lots will be further reduced. As such, prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment must be obtained to reduce the minimum required setback(s) as a result of the dedication of right-of-way and/or new lot lines.

Drainage: The property is located within the Red Dale Drainage Basin. 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

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Rapid City Municipal Code and in compliance with the Red Dale Drainage Basin Plan must be submitted for review and approval if subdivision improvements are required. Drainage easements must also be provided as needed.

Water: The proposed lots are located in the South Canyon Arrowhead Water Zone which serves elevations of 3,450-feet to 3,300 feet. Static pressures in this development are approximately 102 psi. The applicant should be aware that pressure reducing valves must be provided on all water services within the development.

Sewer: An 8-inch sanitary sewer main is located in Schamber Street and Twin Elms Drive, respectively. 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 addition, easements must be secured 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.