

STAFF REPORT
August 9, 2018

No. 18PL062 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Bradley Nible
AGENT	Dave - KTM Design Solutions, Inc.
PROPERTY OWNER	Bradley Nible and Carl Schauer
REQUEST	No. 18PL062 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2A of Block 6 of Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 2C and 2D of Block 6 of Harney Peak View Addition
PARCEL ACREAGE	Approximately 0.68 acres
LOCATION	Approximately 600 feet west of the intersection of Jolly Lane and School Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	July 6, 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 School Drive shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface or a minimum 20 foot wide paved surface with no-parking signs if approved by the County, curb, gutter, and sidewalk or an Exception shall be obtained. If an Exception is obtained, a copy of the approved

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- Exception shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval to address storm water detention if subdivision improvements are required;
 3. 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;
 4. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 5. 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;
 6. Prior to submittal of a Final Plat application, the plat document shall be revised to include an ownership certificate for Carl Schauer;
 7. 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,
 8. 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 create 2 residential lots. The lots are sized 0.35 acres and 0.33 acres, respectively and are to be known as Lots 2C and 2D, Block 6, Harney Peak View Addition.

The property is located approximately 600 feet west of the intersection of Jolly Lane and School Drive on the north side of School 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 zoned Suburban Residential District by Pennington County. The applicant is encouraged to confirm with the Pennington County Planning Department that the existing zoning supports future development proposed on the lots.

The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The proposed residential development is in compliance with the City's Comprehensive Plan.

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Utilities: The property is located within the Rapid Valley Sanitary Sewer District service area. Rapid Valley Sanitary Sewer District has indicated that utilities exist to serve the proposed lots.

School Drive: School Drive is located along the south lot line and is classified as a local street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface or a minimum 20 foot wide paved surface with no on-street parking signs if approved by the County, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, School Drive is located in a 66 foot wide right-of-way with an approximate 20 foot wide paved surface, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for School Drive must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface or a minimum 20 foot wide paved surface with no on-street parking signs if approved by the County, curb, gutter, and sidewalk or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application. Please note that typically the sidewalk is required to be constructed as a part of a building permit for the property. However, since the property is located outside of the City limits, building permits will be issued by Pennington County. As such, the grading and construction of the sidewalk is required as a part of the subdivision improvements.

Drainage: The north side of School Drive is significantly higher than the south side of the street. Any required street improvements must be designed to meet the Infrastructure Design Criteria Manual and prevent drainage from sheeting across the pavement and inundating the property located south of the street. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual must be submitted for review and approval to address storm water detention if subdivision improvements are required;

Development Agreement: Chapter 16.12.040.K of the Rapid City Municipal Code states that a Development Agreement is 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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements if applicable.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable

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Zoning and Subdivision Regulations assuming compliance with the stated stipulations.