

STAFF REPORT
April 4, 2019

No. 19PL021 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	KTLDCO, LLC
AGENT	Kyle Hibbs - KTM Design Solutions, Inc.
PROPERTY OWNER	KTLDCO, LLC
REQUEST	No. 19PL021 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The N1/2 of the NE1/4 of the SE1/4 less Rockinon Ranch Estates and less right-of-way; the NW1/4 of the SE1/4 all Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 36, 37, 38, 39 and 40 of Rockinon Ranch Estates (5 residential lots)
PARCEL ACREAGE	Approximately 1.3 acres
LOCATION	West of the intersection of Lennon Lane and Hendrix Lane
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Development)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 8, 2019
REVIEWED BY	Vicki L. Fisher / Roger Olsen

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, all redline comments on the "Site/Utility Plan" shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;

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2. Upon submittal of a Development Engineering Plan application, construction plans for Lennon Lane shall be submitted for review and approval showing the street located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, street light conduit, water and sewer or an Exception shall be obtained. In addition, the cul-de-sac bulb shall be located within a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter paved surface or an Exception shall be obtained. The construction plans shall also show the construction of a sidewalk along Lennon Lane 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, a geotechnical report shall be submitted for review and approval;
4. Upon submittal of a Development Engineering Plan application, water plans and analysis 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. The water plans shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows and provide sufficient system capacity. A Master Plan shall also be provided for review and approval showing how the west side of the property will be serviced from the "Upper Northridge" Zone. In addition, utility easements shall be secured as needed;
5. 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;
6. 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;
7. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual and the Haines Avenue Drainage Basin Plan shall be submitted for review and approval. 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;
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 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;
8. Upon submittal of a Development Engineering Plan application, a cost estimate for

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10. any required subdivision improvements shall be submitted for review and approval; Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
11. 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,
12. 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 create five residential lots, leaving an unplatted balance. The residential lots range in size from 0.18 acres to 0.32 acres and are a part of the Rockinon Ranch Estates.

The property is located west of the western terminus of Lennon Lane. 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 Low Density Residential District which requires a minimum lot size of 6,500 square feet. The proposed lots exceed the minimum lot size requirement of the Low Density Residential District.

Master Plan: The applicant has submitted a Master Plan for the unplatted balance identifying a "Low Density Residential Development" with Santana Court serving as access. The applicant should be aware that no more than 40 lots can be created with one point of access or a second access must be provided when this area of the property is developed.

Lennon Lane: Lennon Lane, a cul-de-sac street, serves as access to the five proposed lots and is classified as a lane place 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. In addition, the cul-de-sac bulb must be located within a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Lennon Lane must be submitted for review and approval or an Exception must be obtained. In addition, a Variance must be obtained to waive the requirement to provide sidewalk. If obtained, a copy of the approved Exception and/or Variance must be submitted with the Development Engineering Plan application.

Water: Two 12-inch water mains currently exist within an easement located along the east lot

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line of proposed Lot 40. In addition, an 8-inch water main exists along Lennon Lane. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. A Master Plan must also be provided for review and approval showing how the west side of the property will be serviced from the "Upper Northridge" Zone. In addition, utility easements must be secured as needed.

Sewer: An 8-inch sewer main currently exists along Lennon Lane. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer must 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 must also be secured as needed.

Drainage: The property is located in the Haines Avenue Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual and the Haines Avenue Drainage Basin Plan must be submitted for review and approval. The drainage plan must demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. A drainage master plan, or excerpts from the drainage master plan, must be submitted for review and approval to show how the drainage system will be addressed to serve the proposed development. In addition, drainage easements must be secured as needed.

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 Zoning and Subdivision Regulations assuming compliance with the stated stipulations.

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