

STAFF REPORT
July 25, 2019

No. 19PL042 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Mike Gould - Magheramore, LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.
PROPERTY OWNER	Magheramore, LLC
REQUEST	No. 19PL042 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	That portion of the NE1/4 lying west of the railroad right-of-way, less Darlington Estates Subdivision and the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 in Section 34, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 to 23 of Darlington Estates Subdivision No. 2 (23 residential lots)
PARCEL ACREAGE	Approximately 111.48 acres
LOCATION	At the current southern terminus of Kimberwick Road
EXISTING ZONING	Low Density Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Agriculture
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	Limited Agricultural District (Pennington County)
West:	Limited Agricultural District (Pennington County)
PUBLIC UTILITIES	Private community water and private on-site wastewater
DATE OF APPLICATION	May 10, 2019
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering application, construction plans for Kimberwick Road, a local street, shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure

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- Design Criteria Manual with dry sewer and water mains designed and constructed pursuant to Figure 3-1 or the approval of an Exception shall be required. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering application, construction plans for Darlington Court, Kimberwich Court and Magheramore Court, lane place streets, shall be submitted for review and approval showing the street(s) located in a minimum 50-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with dry sewer and water mains designed and constructed pursuant to Figure 3-1 or the approval of an Exception shall be required. In addition, the cul-de-sac bulb shall be constructed pursuant to Figure 2.13 of the Infrastructure Design Criteria Manual or an Exception shall be required. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
 3. Prior to submittal of a Development Engineering Plan application, construction plans for each of the proposed streets shall be submitted for review and approval showing the construction of sidewalk as a subdivision improvement or a Variance shall be required from the City Council;
 4. 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 and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
 5. 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. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. If determined that domestic flows and required fire flows cannot be provided, then a Covenant Agreement shall be submitted for recording with the Final Plat application stating that fire sprinkler protection shall be provided in all new residential structures or an Exception shall be required. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
 6. Upon submittal of a Development Engineering Plan application, soils data for the proposed lots demonstrating that the soils are suitable for on-site wastewater treatment systems shall be submitted for review and approval;
 7. 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 Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage plan shall evaluate existing drainage including but not limited to the capacity of existing drainage, dam, pond and railroad culvert crossing. The drainage report shall also address storm water quantity control and storm water quality treatment. In addition, easements shall be dedicated as needed;
 8. 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;
 9. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

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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, an alternate street name for Kimberwick Court shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street name shall be shown on the Final Plat document;
12. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for street maintenance and snow removal;
13. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed drainage improvements;
14. 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,
15. 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 23 residential lots. The lots range in size from 4.84 acres to 5.40 acres and will be known as Lots 1 thru 23 of Darlington Estates Subdivision No. 2. The applicant has indicated that the property will be developed in three phases as follows: Phase One-7 lots, Phase Two-6 lots and Phase Three-10 lots.

The property is located approximately 1,350 feet south of Lamb Road at the southern terminus of Kimberwick Road. 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 by Pennington County which requires a minimum lot size of 3 acres. As previously noted, the lots will range in size from 4.84 acres to 5.40 acres meeting the minimum lot size requirement of the Low Density Residential District.

The City's Future Land Use Plan identifies the appropriate use of the property as "Agriculture" which supports minimum 3-acre residential lots for single family residential development. The proposed plat is in compliance with the City's Future Land Use Plan.

Kimberwick Road: Kimberwick Road is 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. Upon submittal of a Development

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Engineering application, construction plans for Kimberwick Road must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with dry sewer and water mains designed and constructed pursuant to Figure 3-1 or the approval of an Exception is required. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Lane Place Streets: Darlington Court, Magheramore Court and Kimberwick Court are cul-de-sac streets and classified as lane place streets pursuant to the Infrastructure Design Criteria Manual. A lane place street must 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, sewer and water. Upon submittal of a Development Engineering application, construction plans for the streets must be submitted for review and approval showing the street(s) constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with dry sewer and water mains designed and constructed pursuant to Figure 3-1 or the approval of an Exception is required. In addition, the cul-de-sac bulb must be constructed pursuant to Figure 2.13 of the Infrastructure Design Criteria Manual or an Exception is required. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

Water: The applicant has indicated that a well and private community water system will serve the proposed lots. Exception 19EX093 was approved on June 7, 2019 waiving the requirement that the water system be approved by the City Council and designed, bid and constructed by the Public Works Department. 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. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. If determined that domestic flows and required fire flows cannot be provided, then a Covenant Agreement must be submitted for recording with the Final Plat application stating that fire sprinkler protection shall be provided in all new residential structures or an Exception is required. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application.

Sewer: The applicant has indicated that the proposed lots will be served by on-site wastewater treatment systems. Upon submittal of a Development Engineering Plan application, soils data for the proposed lots demonstrating that the soils are suitable for on-site wastewater treatment systems must be submitted for review and approval.

Drainage: The property is not located within a named 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 Rapid City Municipal Code must be submitted for review and approval for the proposed subdivision improvements. The drainage plan must evaluate existing drainage including but not limited to the capacity of existing drainage, dam, pond and railroad culvert crossing. The drainage report must also address storm water quantity control and storm water quality treatment. In addition, easements must be dedicated as needed.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and

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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.