GENERAL INFORMATION:

APPLICANT: Reub Family Trust

AGENT: Ron Davis - Davis Engineering, Inc.

PROPERTY OWNER: Reub Family Trust

REQUEST: No. 19PL052 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Lot 8 of Hills View Subdivision, located in the NE1/4 of the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 8A and 8B of Hills View Subdivision (2 residential lots)

PARCEL ACREAGE: Approximately 0.72 acres

LOCATION: 1171 Valley Drive

EXISTING ZONING: Low Density Residential District

FUTURE LAND USE DESIGNATION: Urban Neighborhood

SURROUNDING ZONING:
North: Low Density Residential District
South: Low Density Residential District
East: Medium Density Residential District
West: Low Density Residential District

PUBLIC UTILITIES: Rapid Valley Sanitary District

DATE OF APPLICATION: June 10, 2019

REVIEWED BY: Vicki L. Fisher / Dan Kools

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

1. Prior to submittal of a Final Plat application, the approval of an Exception is required to allow 94 dwelling units with one point of access in lieu of a maximum of 40 dwelling units as per Section 2.6 of the Infrastructure Design Criteria Manual;

2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of five additional feet of right-of-way along Hillside Drive or the approval of an Exception is required. If an Exception is obtained, a copy of the Exception shall be submitted
with the Final Plat application;

3. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 34-feet of right-of-way from the center of the section line highway along Valley Drive or the approval of an Exception is required. If an Exception is obtained, a copy of the Exception shall be submitted with the Final Plat application; and,

4. Prior to submittal of a Final Plat application, the plat document shall be revised to address comments from the Register of Deed’s Office as follows: a) The plat title shall be revised to read Lot 8 of Hills View Subdivision in the “formerly” description; b) A signature line shall be added for the notary of the owner acknowledgment to sign; and, c) The notary acknowledgment for the owners shall read “trustees of the trust”.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into two residential lots. The lots will be known as Lot 8A and 8B of Hills View Subdivision and will be sized 0.39 acres and 0.28 acres, respectively.

The property is located approximately 340 feet north of the intersection of Eagle Drive and Hillside Drive, on the east side of Hillside Drive. Currently, a single family residence and a detached garage are located on proposed Lot 8A. Lot 8B 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 6,500-square foot lot size. As noted above, the two lots are sized 0.39 acres (16,988.4 square feet) and 0.28 acres (12,196.9-square feet), respectively, which meets the minimum lot size requirement of the Low Density Residential District. In addition, the existing structural development located on proposed Lot 8A meets the minimum setback requirements of the Low Density Residential District.

The City’s Future Land Use Plan identifies the appropriate land use of the property as Urban Neighborhood. Creating an additional residential lot is in compliance with the Future Land Use Plan designation.

Valley Drive: Valley Drive is located along the east lot line of the property and is classified as a 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 30-foot wide paved surface (parking one site), curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Valley Drive is located in a 66-foot wide section line highway with a 21-foot wide paved surface and Rapid Valley Sanitary District water and sewer. Exception 19EX95 has
been approved waiving the requirement to install curb, gutter, additional pavement and street light conduit along Valley Drive. As a part of a future building permit on proposed Lot 8A or Lot 8B, sidewalk will be required along Valley Drive or a Variance must be obtained from the City Council waiving the requirement.

Prior to submittal of a Final Plat application, the plat document must be revised to show the dedication of 34-feet of right-of-way from the center of the section line highway along Valley Drive or the approval of an Exception is required. If an Exception is obtained, a copy of the Exception must be submitted with the Final Plat application.

Hillside Drive: Hillside Drive is located along the west lot line of the property 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. Currently, Hillside Drive is located in a 40-foot wide right-of-way with a 20-foot wide graveled surface and Rapid Valley Sanitary District water and sewer. Exception 19EX96 has been approved waiving the requirement to install curb, gutter, pavement and street light conduit along Hillside Drive. As a part of a future building permit on proposed Lot 8A or Lot 8B, sidewalk will be required along Hillside Drive or a Variance must be obtained from the City Council waiving the requirement.

Prior to submittal of a Final Plat application, the plat document must be revised to show the dedication of five additional feet of right-of-way along Hillside Drive or the approval of an Exception is required. If an Exception is obtained, a copy of the Exception must be submitted with the Final Plat application.

Minimum Access: Section 2.6 of the Infrastructure Design Criteria Manual states that a street shall not provide exclusive access to more than forty (40) dwelling units. Currently, Valley Drive service as exclusive access to 93 lots. Platting the property as proposed will result in Valley Drive serving as exclusive access to 94 lots. As such, prior to submittal of a Final Plat application, the approval of an Exception is required to allow 94 dwelling units with one point of access in lieu of a maximum of 40 dwelling units as per Section 2.6 of the Infrastructure Design Criteria Manual;

Water and Sewer: The property is located in the Rapid Valley Sanitary District service boundary. A representative from the Rapid Valley Sanitary District has noted that future development on the property will require that water and sewer services be extended from Hillside Drive by a licensed contractor. In addition, extension fees and connection fees must be paid before the commencement of the utility installation. This will be triggered as a part of any future building permit requiring water and/or sewer services.

Platting Process: As previously noted, Exceptions have been granting waiving the requirement to improve Hillside Drive and Valley Drive. As such, a Development Engineering Plan application is not required. Subsequently, the applicant can proceed with the submittal of a Final Plat application.

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