GENERAL INFORMATION:

APPLICANT: Keiz Larson

AGENT: Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.

PROPERTY OWNER: Nancy Dunham

REQUEST: No. 19PL089 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: A portion of the NE1/4 of the SE1/4 less Dunham Estates and less right-of-way located in Section 16, T1N, R7E, BHM, Rapid City Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Proposed Lot 5 of Block 3 of Dunham Estates (one residential lot)

PARCEL ACREAGE: Approximately 0.70 acres

LOCATION: West of the intersection of Heideway Court and Heideway Lane

EXISTING ZONING: General Agricultural District

FUTURE LAND USE DESIGNATION: Low Density Neighborhood

SURROUNDING ZONING
North: General Agricultural District
South: Low Density Residential District
East: Low Density Residential District
West: Low Density Residential District

PUBLIC UTILITIES: City sewer and water

DATE OF APPLICATION: October 10, 2019

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 Heideway Lane shall be submitted for review and approval showing the street constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street or shall meet criteria for obtaining an Exception or Variance (sidewalk). 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 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. In particular, the water plans shall include the extension of a water main to serve the proposed lot. The design report shall also demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, easements shall be provided as needed;

3. 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 shall be submitted for review and approval. The design report shall also demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. In addition, easements shall be provided as needed;

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;

6. Prior to submittal of a Final Plat application, the property shall be rezoned to Low Density Residential District;

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 one residential lot leaving a non-transferable unplatted balance. The proposed lot consists of 0.70 acres and will be known as Lot 5, Block 3, Dunham Estates.

The property is located northwest of the intersection of Heidiway Court and Heidiway 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 currently zoned General Agriculture District which requires a minimum 20 acre lot size for a residential use. The City’s Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Single-family residential
development is identified as a primary use within this designation. The Low Density Residential District requires a minimum 6,500 square foot lot size. The proposed 0.70-acre lot meets this requirement.

Prior to submittal of a Final Plat application, the property must be rezoned to Low Density Residential District in compliance with the City’s Future Land Use Plan.

Master Plan: The applicant has submitted a master plan for the unplatted balance showing future lots and street extensions through this area. Staff has noted that the proposed future lot located directly north of proposed Lot 5 may need to be adjusted in size and/or dimension to provide an adequate building envelope. In addition, Chapter 2.6 of the Infrastructure Design Criteria Manual states that a second access must be provided when more than forty dwelling units are accessed from a street. With the proposed plat, 35 lots will have exclusive access from the intersection of Heidiway Lane and Sheridan Lake Road. The applicant should be aware that future platting of the unplatted balance may require that a second point of access be provided.

Heidiway Lane: Heidiway Lane is located along the east 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, Heidiway Lane is located within a 66-foot wide right-of-way and constructed with a 24-foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Heidiway Lane must be submitted for a lane place street pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or criteria for obtaining an Exception or Variance (sidewalk) must be met. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

A section line highway is also located along the east lot line of the property. Portions of the dedicated right-of-way for Heidiway Lane are located within the existing section line highway. The applicant should be aware that a minimum 58-foot wide setback is required from the section line highway. This will limit the building envelope on the proposed lot. The applicant has the option of vacating this portion of the section line highway to eliminate the setback requirement. Please note that even with the 58-foot setback to the section line highway, a reasonable building envelope exists on the proposed lot.

Water: The property is located in the Southwest Water Zone which serves elevations of 3,450 feet to 3,680 feet. The elevation of the proposed development is approximately 3,540. A 10-inch water main currently exists in Heidiway Lane from Sheridan Lake Road to the intersection of Heidiway Court and Heidiway Lane. As a part of this plat, the water main must be extended to the north lot line of the proposed lot.

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Sewer: An 8-inch sewer main currently exists in Heidiway Lane from Sheridan Lake Road to the intersection of Heidiway Court and Heidiway Lane. As a part of this plat, the sewer main must be extended to the north lot line of the proposed lot.

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 also demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. In addition, easements must be provided as needed.

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.