

STAFF REPORT  
February 20, 2020

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**No. 20PL007 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Pink Cabin, LLC
AGENT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Murphy Brothers Partnership LLC
REQUEST	<b>No. 20PL007 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract F of the NW1/4 less Murphy Subdivision, less Murphy Ranch Estates Subdivision and less right-of-way, located in Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 32 thru 48 of Block 11, Lots 2 thru 11 of Block 13, Lots 1 thru 5 of Block 14 and Detention Cell Lot in Murphy Ranch Estates Subdivision (32 residential lots)
PARCEL ACREAGE	Approximately 10.4 acres
LOCATION	Southern terminus of Knuckleduster Road and Black Powder Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agricultural District (Pennington County) - General Agricultural District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	January 24, 2020
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 Development Engineering Plan application, the construction plans

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- and plat document shall show different street names for Ruger Loop and Winchester Court as approved by the Emergency Services Communication Center;
2. Prior to submittal of a Development Engineering Plan application, all redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
  3. Upon submittal of a Development Engineering Plan application, construction plans for Blackpowder Drive, 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 Design Criteria Manual 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;
  4. Upon submittal of a Development Engineering Plan application, construction plans for Ruger Loop and Winchester Court, lane-place streets, shall be submitted for review and approval showing the streets located in a minimum 50-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb at the northern terminus Winchester Court being located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement 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;
  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. In addition, easements shall be provided as needed;
  6. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall 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;
  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. The drainage report shall address storm water quantity control to pre-developed, historic rates and provide 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;
  10. 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

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- 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;
11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
  12. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of the proposed "Detention Cell Lot. In addition, any proposed drainage elements shall be secured within a Major Drainage Easement and the agreement shall include these elements to secure ownership and maintenance;
  13. 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,
  14. 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 32 residential lots and a "Detention Cell Lot". The lots will range in size from 0.15 acres to 0.32 acres and are to be known as Phase 7 of the Murphy Ranch Estates Subdivision.

The property is located at the southern terminus of Knuckleduster Road and Black Powder 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 zoned Suburban Residential District by Pennington County which requires a minimum 6,500-square foot lot size. The proposed lots meet and/or exceed the minimum lot size requirement.

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.

**Utilities:** The property is located within the Rapid Valley Sanitary Sewer District service area. Currently, an 8-inch sanitary sewer main and an 8-inch water main are located in the southern terminus of Black powder Road. The applicant has submitted a preliminary utility layout plan. Upon submittal of a Development Engineering Plan application, water and sewer 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 Rapid City

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Municipal Code and Rapid Valley Sanitary Sewer District requirements. The sewer plan and analysis must demonstrate that the downstream sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must also be secured as needed.

Blackpowder Drive: Blackpowder Drive is classified as 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, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Blackpowder Drive must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Ruger Loop and Winchester Court: Ruger Loop and Winchester Court are classified as lane place streets requiring that they be located in a minimum 50-foot wide right-of-way and constructed with a minimum 50-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the streets must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb at the northern terminus Winchester Court being located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement or must meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Long View Road: Long View Road provides access to the Murphy Ranch Estates. The applicant has been working with the Pennington County Highway Department to identify when street improvements will be required along Long View Road to ensure safe and adequate access to the development. The Pennington County Highway Department has indicated that this phase of the development (Phase 7) is the last phase in Murphy Ranch Estates that the County will accept without improvement to Long View Road. The improvements that will be needed with the next phase of the development will include providing a 36-foot wide asphalt road from the existing curb and gutter east of Colvin Street through the intersection of Remington Road, with a 12-foot wide right turn lane to accommodate three vehicles at Remington Road. The improvements will not include curb, gutter, storm sewer, lighting or sidewalks.

Sidewalks: Since the property is located outside of the City limits and the City will not be issuing building permits for the future development of each lot, the applicant should be aware sidewalks are required to be provided as a part of the subdivision improvements for the development.

Street Names: The Emergency Services Communication Center has indicated that different street names must be submitted for review and approval for Ruger Loop and Winchester Court. The property owner is currently working with the Emergency Services Communication Center to address this issue. Prior to submittal of a Development Engineering Plan application, the construction plans and plat document must show the approved street names.

Drainage: The proposed development is not located in a drainage basin defined by the City.

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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. The drainage plan must demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. In addition, drainage easements must be secured as needed. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of the proposed "Detention Cell Lot: In addition, any proposed drainage elements must be secured within a Major Drainage Easement and the agreement must include these elements to secure ownership and maintenance.

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.

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.