

STAFF REPORT
March 5, 2020

No. 20PL010 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Scott Engmann - Black Hills Habitat for Humanity
AGENT	Jerry Foster - FMG Engineering
PROPERTY OWNER	Black Hills Habitat for Humanity
REQUEST	No. 20PL010 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Block 105 of Mahoney Addition located in SE1/4 of Section 25, T2N, R7E, BHM, Rapid City, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1, 2 and 3 of Block 105 of Mahoney Addition (Three residential lots)
PARCEL ACREAGE	Approximately 0.50 acres
LOCATION	Southwest corner of the intersection of Midway Street and Mac Arthur Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential 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	February 7, 2020
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 Final Plat application, the plat document shall include the dedication of 8.5 feet of additional right-of-way along Mac Arthur Street and Midway Street as shown on the proposed Layout Plan; and,
2. Upon submittal of a Final Plat application, the plat document shall show "MacArthur Street" as "Mac Arthur Street".

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into three residential lots. The applicant, Black Hills Area Habitat for Humanity, has indicated that the three lots will be developed with low-income single-family homes. The lots will be sized 6,518 square feet, 6,502 square feet and 6,511 square feet, respectively.

The property is located in the southwest corner of Mac Arthur Street and Midway Street. 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 for a single family home. All of the proposed lots meet the minimum lot size requirement. The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood which supports single-family and two-family residences. As such, the proposed plat is in compliance with the City's Future Land Use Plan and the adopted Comprehensive Plan.

Mac Arthur Street: Mac Arthur Street is located along the north lot line of the property and is classified as 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, water and sewer (8-inch mains). Mac Arthur is currently located in an approximate 41.5-foot wide right-of-way and constructed with a 24-foot wide paved surface, curb, gutter, water (6-inch main) and sewer (8-inch main) along the western portion of the right-of-way abutting the street. The applicant is proposing to dedicate 8.5 feet of additional right-of-way along Mac Arthur Street as it abuts the property. Staff has administratively waived the requirement to install two additional feet of pavement, install street light conduit, extend sewer along the eastern portion of the property and increase the water main size from 6 inches to 8 inches. With the dedication of right-of-way as proposed, no additional street improvements are required as a part of this plat.

Midway Street: Midway Street is located along the east lot line of the property and is classified as 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, water and sewer (8-inch mains). Midway Street is currently located in an approximate 41.5-foot wide right-of-way and constructed with a 24-foot wide paved surface, curb, gutter, water (6-inch main) and sewer (8-inch main). The applicant is proposing to dedicate 8.5 feet of additional right-of-way along Midway Street as it abuts the property. Staff has administratively waived the requirement to install two additional feet of pavement, install street light conduit and increase the water main size from 6 inches to 8 inches. With the

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dedication of right-of-way as proposed, no additional street improvements are required as a part of this plat.

Sidewalks: The applicant should be aware that sidewalks in compliance with the Infrastructure Design Criteria Manual and Chapter 12 of the Rapid City Municipal Code will be required as a part of any future building permit for the property or a Variance must be obtained from the City Council

Sewer/Water: The property is currently served by City sewer and water. The existing water and sewer mains located in the adjacent rights-of-way will provide adequate service to the three proposed lots. As such, no additional sewer or water improvements are required as a part of this plat.

Drainage: The property is located in the Haines Avenue Drainage Basin. The existing lot currently drains to the southwest corner of the property. Re-grading of the lot as proposed will result in 37% of the site draining to the adjacent streets, thus less drainage will impact the southwest corner of the property.

Platting Process: Since no subdivision improvements are required as a part of this plat, the submittal of a Development Engineering Plan application is not required. Subsequently, the applicant may proceed directly to 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.