

STAFF REPORT
April 22, 2021

No. 21PL031 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Longbranch Civil Engineering, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	No. 21PL031 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE ¼ of the NE ¼ of Section 14, T2N, R7E, B.H.M., Less Auburn Hills Subdivision and a portion of the NE ¼ of the SE ¼ of Section 14, T2N, R7E, B.H.M., less Auburn Hills Subdivision, Located in the NE ¼ and in the SE ¼ of, Section 14, T2N, R7E, B.H.M, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 40 thru 43 of Block 4, Lot 44 of Block 10, Lots 4 thru 7 of Block 11, Lots 1 thru 12 of Block 16, Lots 1 thru 20 of Block 17, Lots 1 thru 9 of Block 18, Lots 1 thru 2 of Block 19 and Lots 10 thru 11 of Block 20 of Auburn Hills Subdivision
PARCEL ACREAGE	Approximately 14.659 acres
LOCATION	Western terminus of Coal Bank Drive
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	General Agricultural District
East:	Low Density Residential District
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	March 26, 2021
REVIEWED BY	Fletcher Lacock / Roger Olsen

RECOMMENDATION:

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

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1. Upon submittal of a Development Engineering Plan application, all redlined comments shall be addressed. All redlined comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Coal Bank Drive, Cobalt Drive, and Elmstead Street shall be submitted for review and approval showing the streets located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or an Exception shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application. Turn arounds shall be designed in compliance with Section 2 of the Infrastructure Design Criteria Manual and easements shall be provided as necessary;
3. Upon submittal of a Development Engineering Plan application, construction plans for Bunker Drive, identified as a Collector Street, shall be submitted for review and approval showing the street located in a minimum 68-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet the criteria for obtaining an Exception. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. Turn arounds shall be designed in compliance with Section 2 of the Infrastructure Design Criteria Manual and easements shall be provided as necessary;
4. Prior to submittal of a Development Engineering Plan application, Bunker Drive shall be relocated to align with the Major Street Plan or the applicant shall provide documentation that the adjacent property owner supports the change in alignment or the applicant shall submit a Comprehensive Plan Amendment application to change the Major Street Plan to allow the new alignment;
5. Upon submittal of a Development Engineering Plan application, construction plans for sidewalk abutting the "drainage lot" shall be submitted for review and approval or shall meet the criteria for a Variance from City Council. If a Variance is obtained, a copy shall be submitted with the Development Engineering Plan application;
6. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
7. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. 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;
8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
9. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into securing maintenance and ownership of the Drainage Lot;
10. Upon submittal of a Final Plat application, the plat document shall show all easements as necessary, including drainage easements and utility easements;
11. 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;

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12. Prior to submittal of a Final Plat application, the portion of the subject property currently zoned General Agricultural District shall be rezoned to Low Density Residential District; and,
13. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan application to create 54 single-family residential parcels ranging in size from 0.152 acres to 0.260 acres. The lots will be known as phase eight of Auburn Hills Subdivision. The property is located west of the terminus of Coal Bank Drive and is currently void of 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:

Zoning: The property is currently zoned General Agricultural District and Low Density Residential District. The applicant has also submitted a Rezoning request (File #21RZ011) from General Agricultural District to Low Density Residential District for the portion of the subject property zoned General Agricultural District. Low Density Residential District requires a minimum lot size of 6,500 square feet for a single-family residence. The proposed lots meet the minimum lot size requirement as noted. Prior to submittal of a Final Plat application, the property must be rezoned from General Agricultural District to Low Density Residential District.

Local Streets: Coal Bank Drive, Cobalt Drive, and Elmstead Street are classified as local streets and must be located within a minimum 52-foot wide right-of-way. Additionally, the streets must be constructed with a minimum of 26 feet of pavement width, 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 showing the dedication of 52 feet of right-of way and construction of the streets as identified, or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Collector Street: Bunker Drive is classified as a Collector Street and must be located within a minimum 68-foot wide right-of-way. Additionally, the street must be constructed with a minimum of 34 feet of pavement width, curb, gutter, sidewalk, street light conduit, water, and sewer. Upon Submittal of a Development Engineering Plan application, construction plans for the street must be submitted for review and approval showing the dedication of 68 feet of right-of way for Bunker Drive and construction of the street as identified, or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Bunker Drive does not align with the adopted Major Street Plan. As such, prior to submittal

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of a Development Engineering Plan application, Bunker Drive must be relocated to align with the Major Street Plan or the applicant must provide documentation that the adjacent property owner supports the change in alignment or the applicant must submit a Comprehensive Plan Amendment application to change the Major Street Plan.

Water: The proposed lots are located in the North Rapid Pressure Zone which serves elevations of 3310 feet to 3450 feet. 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 according to the Infrastructure Design Criteria Manual. The design report must demonstrate that the water service is adequate to meet domestic flows and fire flows for the development. All easements shall be shown as necessary.

There are two existing water mains measuring 8 inches and 14 inches. The 14-inch water main will require an oversize agreement. Looping requirements are necessary and the mains must be extended for further development to the west.

Sewer: Upon submittal of a Development Engineering Plan application, sewer plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval according to the Infrastructure Design Criteria Manual. The design report must demonstrate that the sewer service is adequate to meet domestic flows for the development. All easements shall be shown as necessary.

Drainage: The proposed subdivision is located within the Box Elder Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage report demonstrating storm water detention at historic flows and storm water quality management in conformance with the Infrastructure Design Criteria Manual must be submitted for review and approval and signed and sealed by a Registered Professional Engineer. All drainage easements must be shown as necessary.

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 be entered into with the City for additional stormwater control improvements if needed.

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.

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