

STAFF REPORT
April 22, 2021

No. 21PL033 - Preliminary Subdivision Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	Pink Cabin, LLC
AGENT	Towey Design Group
PROPERTY OWNER	Pink Cabin, LLC
REQUEST	No. 21PL033 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The N1/2 of the SW1/4 of the SW1/4 less Pine Crest Village Subdivision, less Edgewood Estates Subdivision less right-of-way, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 39 of Misty Meadows Subdivision
PARCEL ACREAGE	Approximately 6.95 acres
LOCATION	South of the Misty Woods Lane and Coal Bank Drive intersection
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	Medium Density Residential District (Planned Development)
East:	Medium Density Residential District (Planned Development)
West:	General Agricultural District
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:
1. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

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2. Upon submittal of a Development Engineering Plan application, construction plans for Misty Woods Lane, Smoke Trail, Deep Woods Trail, and Happy Valley Lane, all identified as local streets, 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 IDCM 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;
3. 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. The water plans shall be revised to show water main being extended to the southwest corner of the property;
4. 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 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;
5. 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 for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
6. 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;
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. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the Lot 39 designation. Instead the lot shall be labeled as a “Drainage Lot”. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into securing maintenance and ownership of the Drainage Lot;
10. Prior to submittal of a Final Plat application, a note shall be added to the plat document securing a 6-foot wide maintenance easement along the common lot line for the proposed townhome lots;

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11. Prior to submittal of a Final Plat application, Deep Woods Trail shall be renamed Henderson Drive. In addition, the plat document shall be revised to show the approved street name;
12. 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,
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 19 two-unit townhome lots and one drainage lot. The lots will range in size from 0.11 acres to 0.41 acres and will be known as Lots 1 through 39 of Misty Meadows Subdivision. The property is currently void of any structural development. The properties are located approximately 250 feet south of the intersection of Misty Woods Lane and Coal Bank Drive.

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 properties are currently zoned Medium Density Residential District. The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Two-unit townhomes are identified as a permitted use in the Medium Density Residential District. On March 26, 2021, staff approved a Revocation of Planned Development Designation (File # 21PD012). In addition, on March 26, 2021, a Zoning Exception (File #21ZE006) was approved to reduce the minimum required rear yard setback for proposed Lots 27 and 28 from 25 feet to 22 feet due to the proposed curve in the road.

Streets: Misty Woods Lane, Deep Woods Trail, Smoke Trail, and Happy Valley Lane will provide access to the subject property from the north and are classified as local streets requiring that they 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 the streets must be submitted for review and approval as identified or must meet the criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Street Names: Emergency Services has stated that Deep Woods Trail should be renamed Henderson Drive as it connects to a private street by that name. As such, prior to submittal of a Final Plat application, Deep Woods Trail must be renamed Henderson Drive. In addition, the plat document must be revised to show the approved street name.

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Master Plan: The applicant has submitted a Master Plan identifying that no future street connections are proposed to the west or to the south. The approved Master Plans for the adjacent properties also do not show proposed street connections to the subject property.

Water: Water main currently exist in the Misty Woods Lane right-of-way. Upon submittal of a Development Engineering Plan application, water 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 design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, easements must be provided as needed. The Public Works Department has indicated that the water main must be constructed to the southwest corner of the subject property to allow for future looping of the water main. As such, upon submittal of a Development Engineering Plan application, the plans must be revised to show the proposed water main extended to the southwest corner of the property.

Sewer: A sewer main is currently located on the northwest side of the property connecting from the east. 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 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.

Drainage: The subject property is located in the Box Elder Drainage Basin. Proposed Lot 39 is identified as a drainage lot. Upon submittal of a Development Engineering Plan application, the name of the proposed drainage lot must be changed to "Drainage Lot" of Misty Woods Subdivision. Upon submittal of a Final Plat application, a Covenant Agreement must be entered in to securing maintenance and ownership of the Drainage Lot.

In addition, upon submittal of a Development Engineering Plan application, construction plans for sidewalk abutting the "drainage lot" must be submitted for review and approval or must meet the criteria for a Variance from City Council. If a Variance is obtained, a copy must be submitted with the Development Engineering Plan application.

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