No. 21PL051 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Dean Henderson - Saxe Development LLC
AGENT: Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.
PROPERTY OWNER: Saxe Development LLC
REQUEST: No. 21PL051 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Lot 13 of Chalkstone Subdivision, located in the SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed 13A and 13B of Chalkstone Subdivision
PARCEL ACREAGE: Approximately 0.34 acres
LOCATION: 5218 Chalkstone Court
EXISTING ZONING: Medium Density Residential District
FUTURE LAND USE DESIGNATION: Low Density Neighborhood
SURROUNDING ZONING
North: Medium Density Residential District
South: Low Density Residential District
East: Low Density Residential District
West: Medium Density Residential District
PUBLIC UTILITIES: Rapid City
DATE OF APPLICATION: May 14, 2021
REVIEWED BY: Karl Bauer / 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, construction plans for Haines Avenue, a Principal Arterial Street, shall be submitted in compliance with Figure 2-1 of the Infrastructure Design Criteria Manual or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, a Variance to waive the requirement to construct a sidewalk along Haines Avenue shall be obtained from City Council, or upon submittal of a Development Engineering Plan Application, construction plans for a sidewalk shall be submitted for review and approval.

3. 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,

4. 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 subdivide an existing lot into two residential lots. The lots will be sized 0.16 acres and 0.17 acres, respectively, and will be known as Lots 13A and 13B of Chalkstone Subdivision.

The property is located approximately 130 feet north of the intersection of Chalkstone Court and Cobalt Drive on the east side of Chalkstone Court. The property is located along the west side of Haines Avenue, a Principal Arterial street and Entrance Corridor. The property is currently 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 Medium Density Residential District. The proposed lots exceed the minimum lot size requirement of 6,500 square feet for single-family dwellings.

The City’s Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood which supports single-family residential development. Accordingly, the proposed plat is in compliance with the City’s Comprehensive Plan.

Chalkstone Court: Chalkstone Court is located along the west lot line of the property. Chalkstone Court 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 pavement width of 26 feet with curb, gutter, sidewalk, street light conduit, water and sewer. The street currently meets these standards.

Haines Avenue: Haines Avenue is located along the east lot line of the property. Haines Avenue is an Entrance Corridor and is classified as a Principal Arterial street as per the City’s Major Street Plan, requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum pavement width of 36 feet with curb, gutter, sidewalk, street light conduit, water and sewer. Haines Avenue currently has 100 feet of right-of-way as it abuts the property, and is constructed with an approximate pavement width of 23 feet with water.
Upon submittal of a Development Engineering Plan Application, construction plans must be submitted in compliance with Figure 2-1 of the Infrastructure Design Criteria Manual 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.

Sidewalks: Prior to submittal of a Development Engineering Plan Application, a Variance to waive the requirement to construct a sidewalk along Haines Avenue must be obtained from City Council, or upon submittal of a Development Engineering Plan Application, construction plans for a sidewalk must be submitted for review and approval.

Platting Process: If an Exception is granted waiving the requirement for improving Haines Avenue, then a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application after City Council has approved this Preliminary Subdivision Plan application and the above noted stipulations of approval have been met.

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