

STAFF REPORT
September 23, 2021

No. 21PL092 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Watershed II, LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Watershed Development, LLC
REQUEST	No. 21PL092 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The E1/2 less the W1/2 of the SW1/4 of the NW1/4 of the NE1/4, less the NW1/4 of the NW1/4 of the SW1/4 of the NE1/4, less the E1/2 of the NE1/4 of the SW1/4 of the SE1/4, less the SE1/4 of the SE1/4 and less Highpionte Ranch Subdivision, located in Section 20, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 5 of Block 1 of HighpointeCrescent
PARCEL ACREAGE	Approximately 37.25 acres
LOCATION	Western terminus of Castle Garden Court
EXISTING ZONING	General Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agricultural District (Pennington County)
East:	Low Density Residential District
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	City water/Private on-site wastewater
DATE OF APPLICATION	August 27, 2021
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained from City Council to allow 68 dwelling units with one point of access in lieu of a maximum of 40 dwelling units or the plat document shall be revised to provide a second point of access;

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2. Upon submittal of a Development Engineering Plan application, construction plans for Castle Garden Court shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street or shall meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb at the street terminus shall be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, access to proposed Lot 1 shall be identified. In addition, construction plans for the driveway shall be submitted for review and approval meeting pavement width and approach clearances pursuant to the Infrastructure Design Criteria Manual or shall meet 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;
4. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
6. 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;
7. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
8. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
9. Prior to submittal of a Final Plat, the subject property shall be annexed into the City limits of Rapid City and rezoned from No Use District to Park Forest District;
10. Prior to submittal of a Final Plat application, the applicant shall enter into a Wild Fire Mitigation Plan for the property. In addition, a copy of the approved plan shall be submitted with the Final Plat application;
11. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable;
12. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative
13. Upon submittal of a Final Plat application, the plat document shall show the dedication of right-of-way for the 33-foot wide section line highway(s) located on the subject property or the section line highway(s) shall be vacated;

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14. 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,
15. 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 create five residential lots. The lots will range in size from 3.02 acres to 7.95 acres and will be known as lots 1 through 5, Block 1 of Highpointe Crescent.

The applicant has also submitted an Annexation Petition (File #21AN001) to annex approximately 178 acres into the City limits of Rapid City, which includes the subject property. In addition, the applicant has submitted a Rezoning request to rezone the subject property from No Use District to Park Forest District (File #21RZ020).

The property is currently located outside of the City limits, directly adjacent to the existing City limit boundary of Rapid City. More specifically, the property is located west of Carriage Hills Drive at the western terminus of Castle Garden Court. 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 currently zoned Agriculture District by Pennington County. As previously noted, the property is located directly adjacent to the City limits of Rapid City. Chapter 16.04.090.B of the Rapid City Municipal Code states that whenever property within the subdivision which the owner desires to have platted into tracts, lots, or blocks is contiguous to Rapid City, the property shall be annexed to Rapid City. Subsequently, the applicant has submitted an Annexation Petition to annex the subject property into the City limits as noted above. Upon annexation the property will be zoned No Use District. Subsequently, the applicant has also submitted a Rezoning request to change the zoning designation from No Use District to Park Forest District. The Park Forest District requires a minimum three-acre lot size. All of the proposed lots meet and/or exceed the minimum lot size requirement. Please note that the Annexation Petition and the Rezoning request must be approved by the City Council prior to submittal of a Final Plat application.

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

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Castle Garden Court: Castle Garden Court extends west from Carriage Hills Drive and will serve as access to proposed Lots 2 through 5. Castle Garden Court is designed as a cul-de-sac street and classified as a lane place street requiring that it be located in a minimum 50-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface, curb, gutter, street light conduit, water and sewer. A 50-foot wide right-of-way exists for the street but it is not currently constructed. Upon submittal of a Development Engineering Plan application, construction plans for Castle Garden Court must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street or must meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb at the street terminus must be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

Driveway Design: Lot 1 will be accessed via a driveway extending from S. Glenview Place. Upon submittal of a Development Engineering Plan application, the specific location of the driveway must be identified. In addition, construction plans for the driveway must be submitted for review and approval meeting pavement width and approach clearances pursuant to the Infrastructure Design Criteria Manual or must criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Single Access: Chapter 2.6 of the Infrastructure Design Criteria Manual states that a street with a single access shall not be used for more than forty (40) dwelling units. Currently, 64 dwelling units have one point of access south from the intersection of Carriage Hills Drive and Corral Drive. As a result of this plat, 68 dwelling units will have singular access from this intersection. As such, prior to submittal of a Development Engineering Plan application, an Exception to Section 2.6 of the Infrastructure Design Criteria Manual must be obtained from City Council to allow 68 dwelling units with one point of access in lieu of a maximum of 40 dwelling units or the plat document must be revised to provide a second point of access.

Section Line Highway: A section line highway is located along the east and north lot lines of the subject property. An administrative exception has been granted waiving the requirement to improve the section line highway(s) since the City's Major Street Plan does not identify streets within these areas and since the terrain within this area of the subject property does not lend itself to a reasonable or logical location for a street. In addition, access and utilities are being provided from alternate locations.

The applicant should be aware that any structural development on the proposed lots cannot be located within the 58-foot setback requirement along a section line highway. This includes fences, buildings, play equipment, etc. Upon submittal of a Final Plat application, the plat document must show the dedication of right-of-way for the 33-foot wide section line highway(s) located on the subject property or the section line highway(s) must be vacated.

Sewer: The nearest sanitary sewer is located over 2,000 feet from the subject property. Subsequently, this area is served by on-site wastewater systems. An Exception has been granted waiving the requirement to provide sewer mains as a part of platting the property.

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Water: An 8-inch water main is located in Carriage Hills Drive and will be extended to serve the subject property. The property is located in the Red Rocks Water Zone which serves elevations of 3,680 feet to 3,920 feet. 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 dedicated as needed.

Fire Protection: There are areas of the subject property that are wooded and considered to be within a high wildland fire hazard area. As such, the applicant must enter into a Wild Fire Mitigation Plan for the property. In addition, a copy of the approved plan must be submitted with the Final Plat application.

To ensure that maximum fire protection measures are being secured as a part of this plat and since more than 40 dwelling units have one point of access, the Fire Department is requiring the following:

1. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,
2. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative; fire suppression systems are installed in any new residential structures or significant alterations to the existing residential structure that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable.

Even though it is not a platting requirement, the Fire Department has noted that long private water service lines to future residential sites will require a minimum 2-inch ID water line extended from the main to the residential structure, or that an approved residential tank and pump assembly be provided to support the domestic residential fire sprinkler protection.

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