

STAFF REPORT
January 6, 2022

No. 21PL145 - Preliminary Subdivision Plan

ITEM 15

GENERAL INFORMATION:

APPLICANT	Gordon Howie
AGENT	Shanon Vasknetz - Baseline Surveying
PROPERTY OWNER	R-J Development Corporation
REQUEST	No. 21PL145 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Balance of Tract T, less Lot H-1 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 4, 5 and Drainage Lot 1 of Trailwood Village
PARCEL ACREAGE	Approximately 10.09 acres
LOCATION	Northwest of the intersection of Reservoir Road and Long View Road
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Agricultural District (Pennington County)
East:	Suburban Residential Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	December 10, 2021
REVIEWED BY	Kip Harrington / Dan Kools

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 shall be submitted for review and approval showing sidewalk along Williams Street or prior to submittal of a Development Engineering Plan application, a Variance shall be obtained from City Council waiving the requirement;
2. Upon submittal of a Development Engineering Plan application, drainage report shall be submitted for review and approval confirming that the storm water quality for the proposed development was previously accounted for in the existing drainage improvements, or

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provide storm water quality treatment as required by Rapid City Municipal Code Chapter 8.48. All Discharge points shall be addressed for post-runoff versus pre-runoff rates. In addition, easements shall be provided as needed;

3. Upon submittal of a Final Plat application, the plat document shall be revised to show the dedication of 7 additional feet of right-of-way along Long View Road;
4. Upon submittal of a Final Plat application, the plat document must be revised to show the dedication of 8.5 additional feet of right-of-way along Reservoir Road;
5. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
6. 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;
7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required;
8. Upon submittal of a Development Engineering Plan application, the narrow strip of property that fronts Bonita Lane between Lots 1R and Lot 16 of Trailwood Village shall be identified as Drainage Lot 1, or shall be incorporated into the existing major drainage easement; and
9. Upon submittal of a Final Plat application, an easement shall be identified on the plat to provide access to the manhole and drop inlet located on the Drainage Lot.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create two lots, consisting of 3.983 acres and 0.155 acres, respectively, and a drainage lot consisting of 5.958 acres. The property is located at the northwest corner of Long View Road and Reservoir Road. Currently, the property is 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:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Long View Road: Long View Road is classified as a principal arterial street on 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 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Long View Road is located in an 86-foot wide right-of-way and constructed to arterial street standards with the exception of street light conduit. An administrative exception has been granted to waive the requirement to install street light conduit. Upon submittal of a Final Plat application, the plat document must be revised to show the dedication of 7 additional feet of right-of-way along Long View Road.

Reservoir Road: Reservoir Road is classified as a principal arterial street on 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 36-foot wide paved surface, curb, gutter, sidewalk, street light

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conduit, sewer and water. Currently, Reservoir Road is located in an 83-foot wide right-of-way and constructed to arterial street standards with the exception of street light conduit. An administrative exception has been granted to waive the requirement to install street light conduit. Upon submittal of a Final Plat application, the plat document must be revised to show the dedication of 8.5 additional feet of right-of-way along Reservoir Road.

Williams Street: Williams Street 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, sewer and water. Currently, Williams Street is located in a 52-foot wide right-of-way and constructed to local street standards with the exception of sidewalk and street light conduit. An administrative exception has been granted to waive the requirement to install street light conduit. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing sidewalk along Williams Street or prior to submittal of a Development Engineering Plan application, a Variance must be obtained from City Council waiving the requirement.

Drainage: The proposed development is located within the County Heights Drainage Basin as defined by the City. Drainage shall be detained to pre-development rates. Drainage Detention Element 102 is located in proposed Drainage Lot 1. Confirm that the storm water quality for the proposed development was previously accounted for in the existing drainage improvements, or provide storm water quality treatment as required by Rapid City Municipal Code Chapter 8.48. All discharge points shall be addressed for post-runoff vs. pre-runoff rates.

Water: The proposed development is located in the Rapid Valley Sanitary District service area. Rapid Valley Sanitary District will provide water service to the proposed development, and indicates that water mains are present in Long View Road, Reservoir Road, and Williams Street with no capacity concerns.

Sanitary Sewer: The proposed development is located in the Rapid Valley Sanitary District service area. Rapid Valley Sanitary District will provide sanitary sewer service to the proposed development, and indicates that sewer mains are present in Long View Road, Reservoir Road, and Williams Street with no capacity concerns.

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