

STAFF REPORT
January 6, 2022

No. 21PL034 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Murphy Brothers Partnership LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Murphy Brothers Partnership LLC, Karina Recuay-Villegas and Penny Wiefenbach
REQUEST	No. 21PL034 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW 1/4; the W 175' of the N 90' of Tract G in the NW1/4 and SW1/4, Lot C of the SW1/4 of the NW1/4; the balance of Tract G of the NW1/4 and the SW1/4; the private lane adjoining Tract G of the NW1/4 and SW1/4 and adjoining Lot C of the SW1/4 of the NW1/4; Lot D of the NE 1/4 of the SW1/4 and Lot A of the NW1/4 of the SW1/4; Lot B of the SE1/4 of the NW1/4; Lot C of the NE1/4 of the SW1/4; and Lot 1 of Buchholz Subdivision located in the NW 1/4 and the SW 1/4, all in Section 14, T1N, R8E, B.H.M., Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 11 and Lot 12 of Block 1, Lots 1 thru 72 and Drainage Lot 1 of Block 15, Lots 1 thru 33 and Drainage Lot 3 of Block 16, Lots 1 thru 23 and Drainage Lot 2 of Block 17, Lots 1 thru 10 and Lot D Revised of Block 18 and dedicated public right-of-way of Murphy Ranch Estates Subdivision
PARCEL ACREAGE	Approximately 44 acres
LOCATION	Southeast of Longview Road and Reservoir Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agricultural District (Pennington County)
East:	Limited Agricultural District (Pennington County)
West:	Limited Agricultural District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District

STAFF REPORT
January 6, 2022

No. 21PL034 - Preliminary Subdivision Plan

ITEM 2

DATE OF APPLICATION March 26, 2021

REVIEWED BY Vicki L. Fisher / Dan Kools

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 agreement between the City of Rapid City and Rapid Valley Sanitary District (RVSD) for RVSD to serve the proposed development shall be executed;
2. Upon submittal of a Development Engineering Plan application, a road maintenance agreement shall be submitted for review and approval. In addition, the approved agreement shall be submitted for recording with the Final Plat application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Magnum Court, Altor Court, Glock Court, Springfield Road, Rigby Loop, Mauser Road and Corbett Road shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street with an additional 10 feet of right-of-way along Corbett Road and Magnum Court as they extend from S.D. Highway 44 or shall meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb(s) 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;
4. Upon submittal of a Development Engineering Plan application, construction plans for the installation of a new median end within S.D. Highway 44 right-of-way in conformance with Chapter 12 of the SDDOT Road Design Manual shall be submitted for review and approval. In addition, an access permit shall be obtained from the South Dakota Department of Transportation prior to approval of the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, a detailed site plan shall be submitted for review and approval showing the existing development on the property to ensure that all setbacks and land use(s) area in compliance with the Pennington County Zoning Ordinance. Prior to submittal of a Final Plat application, any land use issues shall be resolved with the Pennington County Planning Department;
6. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
8. 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;
9. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;

STAFF REPORT
January 6, 2022

No. 21PL034 - Preliminary Subdivision Plan

ITEM 2

10. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
11. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for all drainage improvements;
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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 141 residential lots and 3 drainage lots. The proposed lots will range in size from 0.16 acres to 0.78 acres and are a part of the Murphy Ranch Estates Subdivision.

The property is located in Pennington County, within the City's three-mile platting jurisdiction. More particularly, the property is located approximately 700 feet east of the intersection of Reservoir Road and S. D. Highway 44, on the north side of S. D. Highway 44. Currently, there are several structures located on the property.

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 Suburban Residential District by Pennington County. The proposed lots meet the minimum lot size requirement of the Suburban Residential District. The applicant has submitted a site plan showing several structures on the property. However, the structures are not labeled and it is unclear if they will be removed prior to platting the property as proposed. As such, upon submittal of a Development Engineering Plan application, a detailed site plan must be submitted for review and approval labeling the existing development on the property to ensure that all setbacks and land use(s) area in compliance with the Pennington County Zoning Ordinance. Prior to submittal of a Final Plat application, any land use issues must be resolved with the Pennington County Planning Department.

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

S. D. Highway 44: S.D. Highway 44 is identified as a principal arterial street on the City's Major Street plan requiring that the street 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

STAFF REPORT
January 6, 2022

No. 21PL034 - Preliminary Subdivision Plan

ITEM 2

conduit, sewer and water. The street is currently constructed to arterial street standards. However, the proposed approach into the subdivision will require modifications to the existing median design. In particular, a new median end must be in conformance with Chapter 12 of the SDDOT Road Design Manual. In addition, the South Dakota Department of Transportation has indicated that a completed access permit along with confirmation and details of agreement with the landowners of the adjacent approach to eliminate said approach and provide them with access to the new development must be secured.

Streets: All of the interior streets 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 pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street with an additional 10 feet of right-of-way along Corbett Road and Magnum Court as they extend from S.D. Highway 44 or must meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb(s) 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.

Traffic Impact Study: The applicant has submitted a Traffic Impact Study (TIS) for the proposed residential development. In particular, the TIS reviewed the impact of the proposed development on several intersections along S.D. Highway 44. The Traffic Impact Study states that trips generated by the proposed development are expected to have minimal impact on traffic operations on the surrounding street system, including the noted intersections. All movements at the study intersections operate at acceptable levels of service during both the a.m. and p.m. peak hours. As such, no improvements are needed at the study intersections to accommodate the proposed project.

Water: The proposed lots are located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. The elevation of the subject property is approximately 3,080 feet. The property is located within the service boundary of Rapid Valley Sanitary District (RVSD). There is an 8-inch RVSD water main located adjacent to the subject property. 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.

Sewer: As previously noted, the property is located within the service boundary of Rapid Valley Sanitary District (RVSD). An 8-inch RVSD sewer main is located adjacent to the subject property. A connection agreement between the City of Rapid City and RVSD for connection to the City's 42-inch trunk sewer is required. 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.

STAFF REPORT
January 6, 2022

No. 21PL034 - Preliminary Subdivision Plan

ITEM 2

Prior to submittal of a Development Engineering Plan application, an agreement between the City of Rapid City and Rapid Valley Sanitary District (RVSD) for RVSD to serve the proposed development must be executed.

Drainage: The proposed development is not located in a drainage basin defined by the City. 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 must be submitted for review and approval identifying that the drainage is being detained to pre-development rates. The drainage system evaluation must also address all discharge points for post versus pre-developed run-off and determine whether storm sewer will be required in the street. In addition, easements must be dedicated as needed.

Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership of any proposed drainage elements. In addition, Major Drainage Easements must be dedicated for all drainage improvements.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provide criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that upon submittal of the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval as required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 must be entered into with the City.

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