No. 22PL029 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Evan and Rozalyn Hays

AGENT: Janelle - KTM Design Solutions, Inc.

PROPERTY OWNER: Evan and Rozalyn Hays

REQUEST: No. 22PL029 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Lot 2 of Lot G of Forest Hills Subdivision, located in the N1/2 of the SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots A and B of Forest Hills Subdivision No. 2

PARCEL ACREAGE: Approximately 3.08 acres

LOCATION: 1539 Forest Hills Drive

EXISTING ZONING: Low Density Residential District I

FUTURE LAND USE DESIGNATION: Forest Conservation

SURROUNDING ZONING:
- North: Park Forest District
- South: Park Forest District
- East: Low Density Residential District I
- West: Park Forest District

PUBLIC UTILITIES: City water and sewer

DATE OF APPLICATION: March 24, 2022

REVIEWED BY: Vicki L. Fisher / Todd Peckosh

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 the “Easement for Common Access and Utilities to Lots A and B” shall be submitted for review and approval showing the construction of a minimum 20-foot wide paved surface for the area of the easement serving as a shared driveway 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;

2. Upon submittal of a Development Engineering Plan application, the plat document shall be submitted...
revised to show the dedication of 2 additional feet of right-of-way along the cul-de-sac bulb for Forest Hills Drive as it abuts the subject property 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.

3. Upon submittal of a Development Engineering Plan application, a design report demonstrating adequate water capacity shall be submitted for review and approval;

4. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval demonstrating that drainage from the subject property meets the Downtown Basin Design Plan and the Infrastructure Design Criteria Manual requirements;

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. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

7. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded. In addition, a copy of the recorded easements shall be submitted with the Development Engineering Plan application;

8. 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,

9. 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 application to subdivide an existing lot into two lots. The lots will be sized 2.03 acres and 1.05 acres, respectively and will be known as Lots A and B of Forest Hills Subdivision No. 1.

On February 22, 2022, the City Council approved a Rezoning request to change the zoning designation of the subject property from Park Forest District to Low Density Residential District I.

The property is located at the western terminus of Forest Hills Drive. A building permit has been issued to allow the construction of a single family residence on proposed Lot A. The structure is currently under construction. Proposed Lot B 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 Low Density Residential District I which allows single
family residential development. The proposed lots exceed the minimum lot size requirement of 6,500 square feet for a single family residential lot. The applicant has submitted a site plan showing that the location of the proposed residential structure being constructed on proposed Lot A meets all setback requirements.

The City’s Future Land Use Plan identifies the appropriate use of the property as Forest Conservation which supports the single family residential development. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

“Easement for Common Access and Utilities to Lots A and B”: The proposed plat document identifies an easement on Lot A as it abuts Forest Hills Drive to serve as a shared driveway for the two lots. The easement is classified as a lane place street requiring that it constructed with a minimum 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer, and water. An Exception has been granted administratively to waive the requirement to improve the easement with the exception of pavement. As such, upon submittal of a Development Engineering Plan application, construction plans for the easement must be submitted for review and approval showing the construction of a minimum 20-foot wide paved surface for the area of the easement serving as a shared driveway or must meet 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.

Forest Hills Drive: Forest Hills Drive is a cul-de-sac street. The cul-de-sac bulb abuts the front lot line of the subject property. As such, only the bulb is required to be improved as a part of this plat. Staff has administratively granted an Exception to improve the bulb with the exception of the dedication of right-of-way. Currently the bulb is located within a 100-foot diameter right-of-way and the Infrastructure Design Criteria Manual requires a minimum 104-foot diameter right-of-way. As such, upon submittal of a Development Engineering Plan application, the plat document must be revised to show the dedication of 2 additional feet of right-of-way along the cul-de-sac bulb for Forest Hills Drive as it abuts the subject property or must meet 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.

Water: The proposed lots are located in the Palo Verde Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of the proposed development is approximately 3,400 feet to 3,500 feet. A six-inch water main is located in Forest Hills Drive. Since the west half of the property is located above 3,450 feet in elevation, there likely will be inadequate pressure to provide adequate service to a portion of the lots. Upon submittal of a Development Engineering Plan application, a design report demonstrating adequate water capacity must be submitted for review and approval.

Sewer: There is an existing 8-inch sewer main located in Forest Hills Drive. Each lot must have a separate sewer service entirely on their own lot, not crossing the adjacent lot pursuant to the Infrastructure Design Criteria Manual.

Drainage: The property is located in the Downtown Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan must be submitted for review and approval demonstrating compliance with the Drainage Basin Design Plan and the Infrastructure Design Criteria Manual.
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 for all public improvements.

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