

STAFF REPORT
May 26, 2022

No. 22PL047 - Preliminary Subdivision Plan

ITEM #3

GENERAL INFORMATION:

APPLICANT	Gordon Howie
AGENT	Shanon Vasknetz - Baseline Surveying
PROPERTY OWNER	RJ Development Corp.
REQUEST	No. 22PL047 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Balance of Tract T less Lot H1, located in the SE1/4 of the SE1/4 of Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 4, 5 and Drainage Lot 1 of Block 22 of Trailwood Village
PARCEL ACREAGE	Approximately 10.1 acres
LOCATION	Northwest of the intersection of Long View Road and Reservoir 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	April 26, 2022
REVIEWED BY	Marlo Kapsa / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the 20-foot wide pedestrian access easement label on the plat document shall be revised to read, "20-foot wide Pedestrian Access Easement for the Residents of the Planned Unit Development to Access Turtle Pond this Plat."; and,

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2. Upon submittal of a Final Plat application, the approved Declaration for Maintenance of Drainage Easement for Drainage Lot 1 of Trailwood Village shall be submitted for recording.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create two lots consisting of 4.149 acres and 0.155 acres, respectively, and a drainage lot consisting of 5.685 acres.

The property is located at the northwest corner of the intersection 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:

Zoning: The property is currently zoned Planned Unit Development District (Pennington County). As previously noted, the proposed lots will range in size from 0.155 acres to 5.685 acres. The City's Future Land Use Plan designates the appropriate use of the property as Low Density Neighborhood. The applicant should be aware that as part of a future building permit, it has been specified by the Pennington County Highway Department that an approach permit for Lot 5 must be filed prior to the issuance of a building permit. Rapid Valley Sanitary District has specified that looping of the water main infrastructure for Lot 5 must be addressed as part of the future building permit. Additionally, Rapid Valley Sanitary District specified that the existing water main within Lot 4 must be removed, the existing water main easement must be vacated, and a fire hydrant easement must be created on Lot 4 as part of the future building permit.

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. Sufficient right-of-way has been identified on the Preliminary Subdivision Plan to meet the 100-foot wide right-of-way minimum width requirement.

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 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

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conduit. Sufficient right-of-way is identified on the Preliminary Subdivision Plan to meet the 100-foot wide right-of-way minimum width requirement.

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. Surety for construction of the sidewalk along Lot 4 adjacent to Williams Street has been posted by the applicant.

Private Access Easement: The proposed plat identifies 52-foot wide private access easement to serve Lot 5. The private access easement is classified as a lane/place street requiring that the street be located in a minimum 50-foot wide right-of-way and constructed with a minimum 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. An Exception to waive improving the Private Access Easement to City Design Criteria has been approved.

Easements: A 30-foot wide maintenance easement to access and maintain the storm drain system has been identified on the plat. No improvements to the easement are being required as part of this plat.

Additionally, the proposed plat identifies a 20-foot wide pedestrian access easement running north to south to provide residents of the Planned Unit Development access to the existing pond located on proposed Drainage Lot 1. Construction of a sidewalk within this easement is not required as part of this plat.

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.

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.

Platting Process: Since no subdivision improvements are being required as a part of the Preliminary Subdivision Plan, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application once City Council approves this application and the noted stipulation of approval has been met.

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