

STAFF REPORT
September 22, 2016

No. 16PL083 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Crystal McNenny - Wind River LLC
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Wind River LLC
REQUEST	No. 16PL083 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The south 215 feet of Lot C of East Ten Acres Subdivision, located in the SE1/4 of the SW1/4 of Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot C-3 and Lot C-4 of East Ten Acres Subdivision
PARCEL ACREAGE	Approximately 0.51 acres
LOCATION	3822 W. Main
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	August 16, 2016
REVIEWED BY	Fletcher Lacock / Nicole Lecy

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 West Main Street shall be submitted for review and approval showing the dedication of 17 additional feet of right-of-way, the construction of a dual water main, and the

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- construction of a sewer main or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer shall be submitted for review and approval if subdivision improvements are required. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements shall be provided as needed;
 3. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. 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 Registered Professional Engineer;
 4. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
 5. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 6. Prior to submittal of a Final Plat application, a Variance to reduce the minimum required rear yard setback shall be obtained or the proposed lot line shall be moved to provide the minimum required 25 foot rear yard setback;
 7. Prior to submittal of a Final Plat application, a Variance shall be obtained to reduce the minimum required front yard setback from 25 feet to 22 feet or an Exception to waive the dedication of 17 additional feet of right-of-way shall be obtained;
 8. Prior to submittal of a Final Plat, the applicant shall secure sanitary sewer easements for the existing sanitary sewer service to proposed Lot C-4 and for a future sewer service to proposed Lot C-3 for the area between the property line and the sanitary sewer easement to the north of the property;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to contain certificates for a Final Plat and the subdivision name shall be spelled out as "East Ten Acres" on the plat document;
 10. 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,
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide a 0.5 acre parcel into two lots. The lots will both be 0.255 acres in size, respectively, and will be known as Lot C-3 and C-4 of East Ten Acres Subdivision.

The property is located on the north side of West Main Street approximately 200 feet west of the intersection of 38th Street and West Main Street. A single family residence and detached garage are located on proposed lot C-4. Proposed Lot C-3 is currently void of any structural development.

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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 zoned Low Density Residential District which requires a minimum 6,500 square foot lot size when public utilities are provided. The proposed lots meet the minimum lot size requirement as identified.

The existing single family residence and detached garage located on proposed Lot C-4 are permitted uses within the Low Density Residential District. Due to the proposed plat configuration, the existing garage will encroach into the minimum required 25 foot rear yard setback from the proposed lot line between Lots C-3 and C-4. As such, prior to submittal of a Final Plat application, a Variance to reduce the minimum required rear yard setback must be obtained or the proposed lot line must be moved to provide the minimum required 25 foot rear yard setback.

West Main Street is located within 66 feet of right-of-way. West Main Street is identified as a Minor Arterial Street on the City's Major Street Plan which requires a minimum of 100 feet of right-of-way. The platting of the property requires that an additional 17 feet of right-of-way be dedicated for West Main Street. The additional 17 feet of right-of-way will reduce the front yard setback for the existing dwelling from 39 feet to 22 feet. The Low Density Residential District requires a minimum 25 foot front yard setback from a Minor Arterial Street. As such, upon submittal of a Final Plat application, a Variance must be obtained to reduce the minimum required front yard setback from 25 feet to 22 feet or an Exception to waive the dedication of the 17 additional feet of right-of-way must be obtained.

West Main Street: West Main Street is located along the south lot line of the property and is classified as a Minor Arterial street on the City's Major Street Plan. A minor arterial street must be located within 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 dual water mains. West Main Street is located within a 66 foot wide right-of-way and constructed to minor arterial design standards with the exception of a second water main and a sewer main. Upon submittal of a Development Engineering Plan application, construction plans for West Main Street must be submitted for review and approval showing a dual water main and a sewer main along the minor arterial street and the dedication of 17 additional feet of right-of-way or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: The property is located within the South Canyon Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a

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Registered Professional Engineer must be submitted for review and approval if subdivision improvements are required. The drainage analysis must be in compliance with the South Canyon Drainage Basin and the Infrastructure Design Criteria Manual, and must address storm water quantity control and storm water quality treatment. In addition, easements must be provided as needed.

Water: There is an existing 14 inch water main located in West Main Street. West Main Street is identified as a Minor Arterial Street requiring a dual water main be constructed. As such, upon submittal of a Development Engineering Plan application, construction plans for West Main Street shall be submitted for review and approval showing the construction of a dual water main or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Sewer: There is an existing 15 inch sewer main along the rear yard of the subject property. A sewer service line extends from this main to serve the existing residence located on proposed Lot C-4. In addition, a separate sewer service line is proposed to be extended to serve the future residence located on proposed Lot C-3. There is no sewer main located in West Main Street. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing the construction of a sewer main or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application. In addition, there is a 10 foot gap between the sewer main easement and the north property line. As such, prior to submittal of a Final Plat, the applicant must obtain sanitary sewer easements for the existing sanitary sewer service to proposed Lot C-4 and for a future sewer service to proposed Lot C-3 for the area between the property line and the sanitary sewer easement to the north of the property.

Plat Document: The signature blocks located on the plat document identify the document as a minor plat. Prior to submittal of a Final Plat application, the plat document must be revised to contain certificates for a Final Plat. In addition, the plat document identifies the subdivision name as "East 10 Acres". Upon submittal of a Final Plat application, the plat document must be revised to read "East Ten Acres".

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 if subdivision improvements are 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

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for all public improvements, if subdivision improvements are required.

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