

STAFF REPORT  
June 8, 2017

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**No. 17PL050 - Preliminary Subdivision Plan**

**ITEM**

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GENERAL INFORMATION:

APPLICANT	Joe Muth - Doeck, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	DOECK LLC
REQUEST	<b>No. 17PL050 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 8 and 9 f Block 5, Lots 6 thru 8 of Block 7, Lots 2 thru 6 of Block 12 and Lots 1 thru 4 of Block 13 of Auburn Hills Subdivision
PARCEL ACREAGE	Approximately 4.081 acres
LOCATION	At the western terminus of Coal Bank Drive and south of Misty Woods Lane
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	Medium Density Residential District (Planned Development)
East:	Medium Density Residential District (Planned Development)
West:	Medium Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 12, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;
2. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Misty Woods Lane and Coal Bank Drive shall be submitted for review and approval showing the streets 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 in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans for the section line highway shall be submitted for review and approval showing the dedication of half the right-of-way for a local street, or 26 feet, and showing the construction of a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained or the section line shall be vacated. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, if the section line highway is not vacated, the plat document must be revised to ensure that a building envelope exists on the adjacent lots;
5. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be provided as needed;
6. 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 shall be submitted for review and approval. The design report shall 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. The design report shall also provide an analysis of the entire sewer basin that will be served by the main in Coal Bank Drive. Utility easements shall also be provided as needed;
7. Upon submittal of a Development Engineering Plan application, a drainage plan and

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report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;

8. Upon submittal of a Development Engineering Plan application, an updated geotechnical report shall be submitted for review and approval;
9. Upon submittal of a Development Engineering Plan application, an updated Master Plan reflecting the current conditions and existing surrounding development and street network shall be submitted for review and approval;
10. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. Prior to submittal of a Development Engineering Plan application, the plat title shall be revised to show Lot 1 with a different lot number since this lot and block within Auburn Hills Subdivision already exists. The proposed revised title shall be submitted to the Register of Deed's Office for review and approval. In addition, the plat document shall reflect the approved lot notation; and,
13. 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 to create 14 residential lots, leaving an unplatted balance. The lots range in size from 0.173 acres to 0.405 acres. The applicant's Master Plan identifies the proposed development as Phase 6 of the Auburn Hills Subdivision.

The property is located west of the current terminus for Coal Bank Drive. Currently, the property is 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 Medium Density Residential District with a Planned Development Designation. The Medium Density Residential District requires a minimum lot size of 6,500 square feet for a single family residential lot. The proposed lots meet the minimum lot size requirement as noted. The applicant should be aware that a Final Planned Development must be approved by the Planning Commission prior to issuance of a building

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permit.

Master Plan: As previously noted, the applicant's Master Plan identifies the proposed residential subdivision as Phase 6 of the Auburn Hills Subdivision. However, the Master Plan does not reflect current conditions and existing surrounding development and street network. As such, upon submittal of a Development Engineering Plan application, an updated Master Plan must be submitted for review and approval as identified.

Local Streets: Misty Woos Lane and Coal Bank Drive 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 as identified or an Exception must be obtained. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application.

Section Line Highway: A section line highway is located along the east lot line of the property. The section line highway 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, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the section line highway must be submitted for review and approval showing the dedication of half the right-of-way for a local street, or 26 feet, and showing the construction of the street as identified or an Exception must be obtained or the section line highway must be vacated. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, if the section line highway is not vacated, the plat document must be revised to ensure that a building envelope exists on the adjacent lots.

Water: The property is located within the North Rapid Pressure Zone. Based on the City's water model, available fire flow in the 8 inch water main at the end of the proposed segment of Coal Bank Drive at 50% reservoir is approximately 1880 gpm @~73 psi residual. The flow provides for a velocity less than 12 fps in the 8 inch main and satisfies minimum pressure requirements in the area. Terracita water service zone, serving elevations between 3470 and 3680 feet. 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: An 8 inch sewer main is proposed in Misty Woods lane and Coal Bank Drive, respectively. 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. The design report must also provide an analysis of the entire sewer basin that will be served by the main in Coal Bank Drive. Utility easements must also be provided as

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needed.

Drainage: The property is located within the Box Elder Drainage Basin, Middle Basin and drains to Detention Pond M813. 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 and per Rapid City Code 8.48.020, Post Construction Water Runoff Control Design Requirements must be submitted for review and approval for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment. In addition, easements must be provided as needed.

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 be entered into with the City for additional stormwater control improvements if needed.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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