

STAFF REPORT
July 6, 2017

No. 17PL065 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Andrew J. Severson
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Andrew J. Severson
REQUEST	No. 17PL065 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract 2 and Tract 4 Less lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Pine View Terrace
PARCEL ACREAGE	Approximately 32.26 acres
LOCATION	Park Drive
EXISTING ZONING	Low Density Residential District II (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District II (Planned Development Designation)
South:	Public District
East:	General Agricultural District - Low Density Residential District
West:	Low Density Residential District - Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 9, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, additional right-of-way shall be dedicated as needed along Park Drive to provide one-half of the minimum required 68 foot wide right-

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- of-way from the property or an Exception shall be obtained. If the Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
2. Upon submittal of a Final Plat application, the plat document shall be revised to show the dedication of all necessary easements including drainage easements, shared access easements and utility easements; and,
 3. Upon submittal of a Final Plat application, the property owner shall pay an assessment as provided in the agreement between Andrew J. Severson and Jane Cary and the City of Rapid City dated August 9, 1993 or as provided in any subsequent agreement between the property owner and the City.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create three lots. The lots are sized 3.04 acres, 6.68 acres and 26.43 acres, respectively. The lots will be known as Lots 1 through 3 of Pine View Terrace Subdivision.

On June 6, 2016, the City Council approved a Preliminary Subdivision Plan (File #16PL023) to create 22 townhome lots on a portion of the property, leaving a non-transferable balance. The applicant has indicated that this plat, creating three larger lots, will allow portions of the property to be sold for future subdivision and development.

The property is located approximately 650 feet north of the intersection of Corral Drive and Park Drive on the east side of Park 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 zoned Low Density Residential District II with a Planned Development Designation. Single family residences and townhomes are a permitted use in the Low Density Residential District II. However, since the property is located in a Planned Development Designation, a Final Planned Development must be approved prior to issuance of a building permit.

Master Plan: The applicant has submitted a Master Plan showing the future development of the proposed three lots as follows:

Lot One: 10 townhome lots and 2 single family residential lots along Park Drive;

Lot Two: 18 townhome lots and two single family residential lots along a proposed cul-de-sac street extending east and north of Park Drive; and,

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Lot Three: 27 single family residential lots along two proposed cul-de-sac streets extending from the adjacent property located directly east of this property. (Please note that the street connection on the adjacent property is currently not constructed.)

The future development of the proposed lots require that water and sewer be constructed as needed per the Rapid City Infrastructure Design Criteria Manual and Standard Specifications. In addition, drainage and storm water quality treatment must be addressed with the future subdivision of the property. Construction plans for all proposed street extensions must also be submitted in compliance with the Rapid City Infrastructure Design Criteria Manual. Please note that approval of this plat does not imply approval of future street names or locations.

Park Drive: Park Drive is located along the west lot line of the property and serves as access to the three lots. Park Drive is classified as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface to allow parking along both sides of the street or 30 foot wide paved surface to allow parking on one side of the street, curb, gutter, sidewalk, street light conduit, water and sewer. Park Drive is currently located in a varying right-of-way width and constructed to meet collector street standards with the exception of a sewer main along the southern portion of the street and a sidewalk along the east side of the street. Please note that sidewalks will be provided as a part of a building permit application. In addition, on April 21, 2017, an Exception was granted waiving the requirement to provide additional sewer along Park Drive. As such, the only outstanding issue along Park Drive is the requirement to dedicate additional right-of-way. Staff recommends that upon submittal of a Final Plat application, additional right-of-way be dedicated as needed along Park Drive to provide one-half of the minimum required 68 foot wide right-of-way from the property or an Exception must be obtained. If the Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: The south and east portions of the property are located in the Arrowhead Drainage Basin with the balance of the property located in the Wonderland Drive Drainage Basin. The applicant should be aware that no inter-drainage basin transfer can occur. As previously noted, drainage and storm water quality treatment must be addressed when future subdivision of the property occurs.

Water: An 8 inch water main exists along Park Drive. The property is located within the Southwest High Pressure Zone. Based on the City's water model, available fire flow in the 8 inch water main at HY-3146 near the north property boundary at 50% reservoir is ~690 gpm @ ~75 psi residual. At HY-3370, the high point in Park Drive, the fire flow at 50% reservoir is ~1035 GPM @ ~60 psi residual. These flows provide for a velocity less than 12 fps in the 8 inch water main which satisfies minimum pressure requirements in the area. The applicant should be aware that additional water main construction and looping will be required to provide service to future development of proposed Lots 2 and 3.

Sewer: An 8 inch sewer main exists along a portion of Park Drive. The applicant should be aware that sewer must be constructed to serve the future subdivision of the property pursuant to current City criteria at the time of plating these phases. It is anticipated that

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sewer to serve Lot 3 will need to come from the north or east of the property. Additional master planning will be needed to identify the sewer alignment.

Agreement: In 1993, an agreement was secured between the City and property owner(s) along Park Drive that identified an assessment for the construction of Park Drive. This property owner has been working with the City to replace the agreement. Upon submittal of a Final Plat application, the property owner must pay the assessment as provided in the agreement between Andrew J. Severson and Jane Cary and the City of Rapid City dated August 9, 1993 or as provided in any subsequent agreement between the property owner and the City.

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