

STAFF REPORT
August 10, 2017

No. 17PL072 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Patrick and Amie Rose
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Patrick and Amie Rose
REQUEST	No. 17PL072 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 23 of Block 7 of Eastern Acres Subdivision, located in the W1/2 of the NW1/4 of Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed lot 23A, Lot 23B and Lot 23C of Block 7 of Eastern Acres Subdivision
PARCEL ACREAGE	Approximately 1.42 acres
LOCATION	At the east end of Shaw Court
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	July 11, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Leroy Street shall be submitted for review and approval showing the street constructed

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- with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception shall be obtained. In addition, the plat document shall be revised to show the dedication of one additional foot of right-of-way along Leroy Street or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exceptions shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, additional information regarding water and sewer service to proposed Lots 23A and 23B shall be submitted for review and approval. In addition, information verifying that water and sewer mains installed in Leroy Street and Shaw Court are acceptable to Rapid Valley Sanitary District shall be provided. If improvements are needed, then upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval;
 4. Prior to submittal of a Final Plat application, the plat document shall show the existing 20 foot wide irrigation easement located along the north property line of proposed Lot 23A. If the easement has been vacated, then the plat document shall show the vacation information;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to add the standard Major Drainage Easement note for access, maintenance and obstructions;
 6. Prior to submittal of a Final Plat application, the plat document shall be revised to provide two signature lines for the Certificate of Highway or Street Authority to allow the Pennington County Highway Department and the Road District for Shaw Court to sign;
 7. Prior to submittal of a Final Plat application, verification shall be provided to show that the Road District for Shaw Court is in agreement with Lots 23A and 23B utilizing Shaw Court for access;
 8. 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. 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;
 9. 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;
 10. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 11. 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,
 12. 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 three residential lots. The lots are to be sized 0.350 acres, 0.350 acres and 0.718 acres, respectively. The lots will be known as Lots 23A, 23B and 23C of Eastern Acres Subdivision.

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The property is located north of Leroy Street and east of Shaw Court. Currently, a mobile home, garage and shed are located on proposed Lot 23C. The balance of 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 Suburban Residential District by Pennington County. A minimum 6,500 square foot lot size is required in the Suburban Residential District. The three proposed lots meet the minimum lot size requirement of the district.

Leroy Street: Leroy Street is located along the south lot line of proposed Lot 23C and 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. Currently, Leroy Street is located in a 50 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface with water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Leroy Street must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception must be obtained. In addition, the plat document must be revised to show the dedication of one additional foot of right-of-way along Leroy Street or an Exception must be obtained. If Exception(s) are obtained, a copy of the approved Exceptions must be submitted with the Development Engineering Plan application.

Shaw Court: Shaw Court is a cul-de-sac street and provides access to proposed Lots 23A and 23B. Currently, a Road District is in place to provide maintenance of the street. Prior to submittal of a Final Plat application, verification must be provided to show that the Road District for Shaw Court is in agreement with Lots 23A and 23B utilizing Shaw Court for access.

Irrigation Easement: A 20 foot wide irrigation easement along the north lot line of proposed Lot 23A was previously dedicated. Prior to submittal of a Final Plat application, the plat document must show the existing 20 foot wide irrigation easement. If the easement has been vacated, then the plat document must show the vacation information.

Water/Sewer: The property is located within the Rapid Valley Sanitary District service area. Upon submittal of a Development Engineering Plan application, additional information regarding water and sewer service to proposed Lots 23A and 23B must be submitted for review and approval. In addition, information verifying that water and sewer mains installed in Leroy Street and Shaw Court are acceptable to Rapid Valley Sanitary District must be provided. If improvements are needed, then upon submittal of a Development Engineering

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Plan application, construction plans must be submitted for review and approval.

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, if applicable.

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