

STAFF REPORT
April 25, 2013

No. 13PL029 - Preliminary Subdivision Plan

ITEM 8

GENERAL INFORMATION:

APPLICANT	Dennis Murphy - Estate of Arlene Murphy
AGENT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Arlene Murphy
REQUEST	No. 13PL029 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4 of Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract A of Murphy Ranch Estates Subdivision
PARCEL ACREAGE	Approximately 59.57 acres
LOCATION	South of Longview Road between Reservoir Road and Remington Road
EXISTING ZONING	Suburban Residential Development (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential Development (Pennington County)
South:	Suburban Residential Development (Pennington County)
East:	Suburban Residential Development (Pennington County)
West:	Suburban Residential Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	February 28, 2013
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, a revised Master Plan shall be submitted for review and approval. The Master Plan shall include future development and phasing plans for the entire parcel;
2. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual must be submitted for review and approval. In particular, the drainage plan shall include the entire parcel;

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3. Further platting of the property shall require that right-of-way be dedicated and streets be constructed in compliance with the applicant's master plan;
4. Upon submittal of a Final Plat application, a revised plat document shall be submitted clarifying the existing and proposed right-of-way along Longview Road, and;
5. Prior to approval of a Final Plat, all outstanding subdivision improvements for previous phases of the Murphy Ranch Estates Subdivision shall be completed.

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan to create one lot, leaving an unplatted, non-transferrable balance. The lot is to be known as Tract A of the Murphy Ranch Estates Subdivision. The applicant has indicated that the property is being platted for the purposes of transferring ownership of the property.

The property is located south of Longview Road, east of the intersection of Reservoir Road and Longview Road in Pennington County. 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 zoned Suburban Residential District in Pennington County. The submitted Master Plan shows the property is intended to be developed with single family residences located on separate individual lots. Single family residences are a permitted use in the Suburban Residential District.

Existing Subdivision Improvements: Public Works staff has noted that surety is being held for two previous platting applications in the Murphy Ranch Estates Subdivision. A bond in the amount of \$5,000.00 was submitted as a part of the Final Plat for Lots 8, 9, 10, and 11 of Block 7; Lots 7 and 8 of Block 8; and Lots 7, 8, 9, and 10 of Block 10 (File #12PL030). In addition, a bond in the amount of \$4,940.00 was submitted as a part of the Final Plat for Lots 1 Revised, 9, 10, and 11 of Block 8; and Lots 3, 4, 5, and 6 of Block 10 (File #11PL043). As of this writing, the subdivision improvements required as a part of these platting procedures have not been completed and, as such, the surety has not been released. Prior to submittal of a Final Plat application to create Tract A, all outstanding subdivision improvements for previous phases of the Murphy Ranch Estates Subdivision must be completed.

Platting Process: It should be noted that this application does not meet the requirements of a Minor Plat since right-of-way is being dedicated for Longview Road. A drainage plan and a revised master plan must be submitted for the entire parcel as a part of an application for a Development Engineering Plan.

Plat Document: Longview Road is located within a section line highway and is classified as a

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Minor Arterial Street on the City's Major Street Plan requiring that the road be located within a minimum 100 foot wide right-of-way. Currently the Longview Road right-of-way is 66 feet wide. An additional 34 feet of right-of-way must be dedicated, with 17 feet of right-of-way dedicated south of the section line. The submitted plat document appears to show that the additional 17 feet of right-of-way is being proposed, but does not show the existing lot lines or Longview Road right-of-way. Prior to submittal of a Final Plat application, the plat document must be revised to clarify the existing and proposed right-of-way for Longview Road.

Master Plan: The submitted master plan for the long-term development of the Murphy Ranch Estates Subdivision includes proposed Tract A, but does not include the balance of the parcel. Future development plans for property to the west of the proposed Tract A may have substantial impact on the development of the area. Upon submittal of a Development Engineering Plan application, a revised Master Plan must be submitted for review and approval. The Master Plan must include future development and phasing plans for the entire parcel.

The applicant should be aware that further platting of the property will require that right-of-way be dedicated and street be constructed in compliance with the applicant's master plan.

Drainage: A large drainage channel exists along the western lot line of proposed Tract A. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual must be submitted for review and approval.

Fire Department Comments: The Rapid City Fire Department has noted that the Preliminary Subdivision Plan will allow for the creation of a single lot for the purpose of transferring property and, as such, the Fire Department has no comments at this time. The applicant should note that additional comments will be provided by the Fire Department at such time as the property is further developed as per the master plan.

The Pennington County Fire Department has noted that at such time that subdivision improvements are required, all streets and turnarounds must be designed and constructed in compliance with the Infrastructure Design Criteria Manual and the International Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. Street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

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