

STAFF REPORT  
November 10, 2016

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**No. 16PL104 - Preliminary Subdivision Plan**

**ITEM 7**

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GENERAL INFORMATION:

APPLICANT	SODAK Development Company
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Sodak Development Company
REQUEST	<b>No. 16PL104 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 8 thru 11 of Block 6, Lots 9 thru 14 of Block 9 and Lots 1 thru 6 of Block 10 of Homestead Subdivision
PARCEL ACREAGE	Approximately 3.94 acres
LOCATION	North of the intersection of Haakon Street and Darian Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation) - Office Commercial District (Planned Development Designation)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	October 14, 2016
REVIEWED BY	Robert Laroco / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redlined comments

STAFF REPORT  
November 10, 2016

---

**No. 16PL104 - Preliminary Subdivision Plan**

**ITEM 7**

- 
- shall be addressed. In addition, the redlined comments shall be returned with the Development Engineering Plan application;
2. Prior to submittal of a Development Engineering Plan application, the proposed 20 foot by 52-foot utility easement shall be recorded as a miscellaneous document. In addition, a copy of the recorded easement shall be submitted as a part of a Development Engineering Plan application;
  3. Upon submittal of a Development Engineering Plan application, utility concurrence letters shall be submitted for all existing utility easements proposed for vacation as a part of this plat;
  4. Upon submittal of a Development Engineering Plan application, construction plans showing Haakon Street constructed within a minimum 52 feet of right-of-way and 26 feet of paved surface, with curb, gutter, water, sewer, sidewalk, and street light conduit shall be submitted for review and approval; or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted as a part of the Development Engineering Plan application;
  5. Upon submittal of a Development Engineering Plan application, construction plans showing Braelynn Lane constructed within a minimum 52 feet of right-of-way and 26 feet of paved surface, with curb, gutter, water, sewer, sidewalk, and street light conduit shall be submitted for review and approval; or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted as a part of the Development Engineering Plan application;
  6. 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;
  7. 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;
  8. 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 for all subdivision improvements. 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;
  9. Upon submittal of a Development Engineering Plan application, a grading plan and an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;
  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. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed, permits required 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

STAFF REPORT  
November 10, 2016

---

**No. 16PL104 - Preliminary Subdivision Plan**

**ITEM 7**

- required by the Infrastructure Design Criteria Manual;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements as applicable;
  13. Prior to submittal of a Final Plat application, recording information for all previously recorded easements shall be shown on the plat document;
  14. 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,
  15. 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 16 residential lots as well as the Haakon Street and Braelynn Lane rights-of-way. The lots range in size from 0.15 acres to 0.22 acres and are known as Lots 8 through 11 of Block 6, Lots 9 through 14 of Block 9, and Lots 1 through 6 of Block 10 of the Homestead addition.

The property is located west of Reservoir Road, at the northern termini of Haakon Street and Braelynn Lane. The property is currently 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 Low Density Residential District and is not located within any existing Planned Development boundaries or designations. The applicant should note that all development of the proposed lots must comply with the requirements of the Low Density Residential District zoning requirements.

Haakon Street: Haakon Street is located along western portions of the subject property and is classified as a local street, requiring that the street be located within a minimum 52 feet of right-of-way and constructed with a minimum 26-foot-wide paved surface with curb, gutter, water, sewer, sidewalk, and street light conduit. The submitted plat document shows that the required 52 feet of right-of-way is being dedicated as a part of this request. Upon submittal of a Development Engineering Plan, construction plans for Haakon Street must be submitted for review and approval showing all infrastructure is being constructed as identified, or an Exception must be obtained.

Braelynn Lane: Braelynn Lane is located along southern portions of the subject property and is classified as a local street, requiring that the street be located within a minimum 52 feet of right-of-way and constructed with a minimum 26-foot-wide paved surface with curb, gutter, water, sewer, sidewalk, and street light conduit. The submitted plat document shows that

STAFF REPORT  
November 10, 2016

---

**No. 16PL104 - Preliminary Subdivision Plan**

**ITEM 7**

the required 52 feet of right-of-way is being dedicated as a part of this request. Upon submittal of a Development Engineering Plan, construction plans for Braelynn Lane must be submitted for review and approval showing all infrastructure is being constructed as identified, or an Exception must be obtained.

Utility Easements: Submitted plans shows that existing utility easements are located in the proposed Haakon Street right-of-way adjacent to proposed Lots 8 through 10 of Block 6, as well as the proposed Braelynn Lane right-of-way on the eastern portion of the subject property. Both utility easements are proposed to be vacated as a part of this plat. Upon submittal of a Development Engineering Plan application, utility concurrence letter shall be submitted for all existing utility easements proposed for vacation as a part of this plat. Prior to submittal of a Final Plat application, the plat document shall be revised to include the Miscellaneous Document number for the existing utility easements to be vacated.

Submitted plans show a proposed utility easement to be located at the proposed northern terminus of Haakon Street. However, the proposed utility easement is not located within the boundary of this plat. Prior to submittal of a Development Engineering Plan application, the proposed 20 foot by 52-foot utility easement must be recorded as a miscellaneous document. In addition, a copy of the recorded easement must be submitted as a part of a Development Engineering Plan application;

Water: During review of this request, staff noted that the property is serviced by Rapid Valley Sanitary District. Staff has reviewed the Preliminary Subdivision Plan and has noted that upon submittal of Development Engineering Plan application, water plans and analysis prepared by a registered professional engineer must be submitted for review and approval in compliance with the requirements of the Rapid City Infrastructure Design Criteria Manual and the Rapid Valley Sanitary District. The design report must demonstrate that water service is adequate to meet estimated domestic flows to support the proposed development. A copy of all water plans and reports must also be submitted to Rapid Valley Sanitary District for their review and approval.

Sewer: During review of this request, staff noted that the property is serviced by Rapid Valley Sanitary District. Staff has reviewed the Preliminary Subdivision Plan and has noted that upon submittal of Development Engineering Plan application, sewer plans and analysis prepared by a registered professional engineer must be submitted for review and approval in compliance with the requirements of the Rapid City Infrastructure Design Criteria Manual and the Rapid Valley Sanitary District. The design report must demonstrate that sanitary sewer capacity is adequate to meet estimated domestic flows to provide sufficient system capacity to support the proposed development. A copy of all sanitary sewer plans and reports must also be submitted to Rapid Valley Sanitary District for their review and approval.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan and report must be submitted for review and approval for the proposed subdivision improvements, including stormwater detention and metering, and post construction-water quality improvements. The design report must be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer. Stormwater analysis and improvements must also include consideration of current and future stormwater

STAFF REPORT  
November 10, 2016

---

**No. 16PL104 - Preliminary Subdivision Plan**

**ITEM 7**

---

quality requirements and improvements. In addition, easements must be provided as needed

Stormwater Management: 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 as 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 for all public improvements.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision regulations.