

STAFF REPORT  
August 9, 2018

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**No. 18PL061 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Zeus Land Holdings LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Zeus Land Holdings, LLC
REQUEST	<b>No. 18PL061 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Stoney Creek South No. 2 Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1, 2A thru 4B, 11A thru 14B, 15 thru 19, 20A thru 26B of Block 1 of Stoney Creek Reserve
PARCEL ACREAGE	Approximately 14.85 acres
LOCATION	Southeast of the intersection of Overview Road and Nugget Gulch Road
EXISTING ZONING	Low Density Residential District II
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	General Agricultural District
East:	Park Forest District
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 29, 2018
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. 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

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- 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
2. Upon submittal of a Development Engineering Plan application, construction plans for Overview Lane shall be submitted for review and approval showing the street 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 addition, the cul-de-sac bulb(s) shall be located in a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface 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;
  3. Upon submittal of a Development Engineering Plan application, construction plans for Stoney Creek Court shall be submitted for review and approval showing the street located in a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb(s) shall be located in a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface 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, 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;
  5. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing the proposed 8 inch diameter water main being looped to Covenant Drive located in the Bella Vista Estates Subdivision;
  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;
  7. 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 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 the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction;
  9. Upon submittal of a Development Engineering Plan application, a site plan shall be submitted for review and approval identifying a building envelope on proposed Lots 26A and 26B or the plat document shall be revised accordingly;
  10. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

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11. 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;
12. Prior to submittal of a Final Plat application, the plat document shall show the recording information for the previously vacated section line highway located along the south lot line of the property;
13. Prior to submittal of a Final Plat application, an alternate street name for "Stoney Creek Court" shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street name shall be shown on the plat document;
14. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of any proposed drainage elements;
15. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording ensuring that a residential fire suppression system be install in all residential structures;
16. 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,
17. 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 application to create 28 townhome lots and 11 single family residential lots. The lots range in size from 0.10 acres to 0.82 acres and are a part of the Stoney Creek Reserve residential development.

The property is located southeast of the intersection of Overview Road and Nugget Gulch Road. 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 Low Density Residential II District which allows both townhome and single family residential development. A minimum lot size of 4,000 square feet is required for a townhome lot and a minimum lot size of 6,500 square feet is required for a single family residence. The proposed plat meets and/or exceeds the minimum lot size requirements. However, the proposed grading plan identifies a potential stormwater feature on proposed Lots 26A and 26B, which limits the buildable area. As such, upon submittal of a Development Engineering Plan application, a site plan must be submitted for review and approval identifying the building envelope for these two lots or the plat document must be revised accordingly.

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Overview Lane: Overview Lane is a cul-de-sac street. Pursuant to the Infrastructure Design Criteria Manual, Overview Lane 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, sewer and water. In addition, the cul-de-sac bulb must be located in a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Overview Lane must be submitted for review and approval as identified 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.

Section 2.13.1 of the Infrastructure Design Criteria Manual states that a cul-de-sac street cannot exceed 1,500 feet in length and shall not serve more than 20 housing units. In addition, Section 2.13.2 requires that an intermediate turnaround be provided at intervals not exceeding 600 feet. Overview Lane is a 1,600 foot long cul-de-sac street that serves as access to 28 townhome lots and 7 single family residential lots without any intermediate turnarounds. The applicant has submitted Exception request(s) to allow the street as proposed. Staff has reviewed and approved the Exception requests with the stipulation that upon submittal of a Final Plat application, a Covenant Agreement be submitted for recording ensuring that a residential fire suppression system be install in all residential structures.

Stoney Creek Court: Stoney Creek Court is a cul-de-sac street. Pursuant to the Infrastructure Design Criteria Manual, Stoney Creek Court is classified as a lane place street requiring that it be located in a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. In addition, the cul-de-sac bulb must be located in a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Stoney Creek Court must be submitted for review and approval as identified 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.

The Emergency Services Communication Center has indicated that the street name "Stoney Creek Court" is already used elsewhere in our community. As such, prior to submittal of a Final Plat application, an alternate street name for "Stoney Creek Court" must be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street name must be shown on the plat document.

Section Line Highway: A previously vacated section line highway is located along the south lot line of the property. Prior to submittal of a Final Plat application, the plat document must show the recording information for the previously vacated section line highway.

Drainage: The property is located in the Arrowhead Drainage Basin. Some of the lots appear to be lower in elevation than the proposed street grades. Due to the grades and lack of inlets in the street, the 100 year storm event must be contained within the right-of-way. The depth of water over the gutter flow line must be lower than the usually allowable 18 inches.

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A Major Drainage Easement must be dedicated over the 100 year storm drainage area and for any proposed drainage improvements and at locations of all drainage elements. 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 must 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 must be provided as needed. Upon submittal of a Final Plat application, documentation must be submitted for recording securing maintenance and ownership of any proposed drainage elements.

Water: An 8 inch water main is located in the current terminus of Overview Lane. The water main must be looped to Covenant Drive in the Bella Vista Estates Subdivision. Please note that the applicant's utility plan includes the looped water main as identified.

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 secured as needed.

Sewer: An 8 inch sewer main is located in the current terminus of Overview Lane. 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.

Stormwater Management Plan: 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 assuming compliance with the stated stipulations.