GENERAL INFORMATION:

APPLICANT
BH Capital, LLC

AGENT
KTM Design Solutions, Inc.

PROPERTY OWNER
BH Capital, LLC

REQUEST
No. 18PL064 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION
The SW1/4 of the NW1/4 less right-of-way; the NW1/4 of the SW1/4 less Lot A and less right-of-way, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION
Proposed Lots A and B of Diamond Ridge Subdivision

PARCEL ACREAGE
Approximately 9.3 acres

LOCATION
East of Valley Drive and West of Copperfield Vista

EXISTING ZONING
General Agricultural District

FUTURE LAND USE DESIGNATION
Urban Neighborhood

SURROUNDING ZONING
North: General Agricultural District
South: General Agricultural District
East: General Agricultural District - Low Density Residential District II
West: Low Density Residential District

PUBLIC UTILITIES
Rapid Valley Sanitary District

DATE OF APPLICATION
July 13, 2018

REVIEWED BY
John Green / Dan Kools

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

1. Prior to approval of a Development Engineering Plan application, an Engineering Report per Chapter 1.15 of the Infrastructure Design Criteria Manual shall be submitted for review and approval. 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. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 93 dwelling units with one point of access in lieu of the maximum 40 dwelling units allowed pursuant to Section 2.6 of the Infrastructure Design Criteria Manual or a second point of access shall be provided;

3. Upon submittal of a Development Engineering Plan application, construction plans for Valley Drive shall be submitted for review and approval showing the street constructed with a minimum 24-foot wide paved surface with no on-street parking, curb, gutter, sidewalk, and street light conduit 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 Final Plat application, the plat document shall identify the dedication of 34 feet of right-of-way, one-half of the 68 feet of right-of-way required for Valley Drive, or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Final Plat application;

5. Upon submittal of a Development Engineering Plan application, a drainage plan and report shall be submitted for review and approval that demonstrates stormwater detention at historic rates and provides stormwater quality control. In addition, drainage easements shall be provided as necessary;

6. Upon submittal of a Development Engineering Plan application, a sewer design report shall be submitted for review and approval that demonstrates that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. The design report shall be in conformance with the Infrastructure Design Criteria Manual, and signed and sealed by a professional engineer;

7. Upon submittal of a Development Engineering Plan application, water plans and analysis shall be submitted for review and approval that shows that the water service to the lots is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Design reports shall be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a professional engineer;

8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

10. Upon submittal of a Final Plat application, the plat document shall show all easements as necessary, including drainage easements and utility easements;

11. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of any proposed drainage elements;

12. 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,

13. 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:

(Update August 29, 2018. All revised and/or added text is shown in bold print.)
item was continued at the August 9, 2018 Planning Commission meeting to be heard in conjunction with an associated Rezoning request (File# 18RZ022). The Rezoning request was continued due to an error in the location description on the application that affected publication notifications. The application has been amended and the item has been republished with the corrected location description. Additionally, the size of Lot A has been corrected to 5.57 acres. Please note that no other part of this report has been altered or changed.

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into two residential lots. The lots will be sized 5.57 acres, and 3.81 acres, respectively, and are to be known as Lot A and B of Diamond Ridge Subdivision. The applicant has also submitted a rezoning application to rezone proposed Lots A and B from General Agricultural District to Medium Density Residential District.

The property is located east of Valley Drive, southeast of the intersection of Valley Drive and Homestead Street. The subject property is currently 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 General Agricultural District. A Rezoning application (File# 18RZ022) has been submitted concurrently with the Preliminary Subdivision Plan application to rezone the proposed lots from General Agriculture District to Medium Density Residential District.

Valley Drive: Valley Drive is classified as a Collector street on the City’s Major Street Plan and is located in a section line highway. City design standards for Collector streets stipulate that the street be located in a minimum 68-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface with no parking, curb, gutter, sidewalk, street light conduit, water, and sewer. Currently, Valley Drive is not constructed to City design standards. Additionally, Valley Drive currently is located in 66 feet of right-of-way and 21 feet of pavement. As such, upon submittal of a Development Engineering Plan application, construction plans for Valley Drive must be submitted for review and approval showing the street constructed with a minimum 24-foot wide paved surface with no on-street parking, curb, gutter, sidewalk, and street light conduit or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. In addition, upon submittal of a Final Plat application, the plat document must identify the dedication of 34 feet of right-of-way, one-half of the 68 feet of right-of-way required for Valley Drive, or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Final Plat application;
Access: Currently, Valley Drive serves as exclusive access to 91 dwelling units. Section 2.6 of the Infrastructure Design Criteria Manual states that a street with a single access shall not be used for more than 40 dwelling units. As a result of this plat, Valley Drive will serve as single access to 93 dwelling units. As such, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow 93 dwelling units with one point of access in lieu of the maximum 40 dwelling units allowed pursuant to Section 2.6 of the Infrastructure Design Criteria Manual or a second point of access must be provided.

Water: The property is served by Rapid Valley Sanitary District. An 8-inch water main exists in the Valley Drive right-of-way. Upon submittal of a Development Engineering Plan application, water plans and analysis must be submitted for review and approval that shows that the water service to the lots is adequate to meet estimated domestic flows and required fire flows to support the proposed development. Rapid Valley Sanitary District has also identified that a looped water main is required for this phase of the development. Design reports must be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a professional engineer.

Sewer: The property is served by Rapid Valley Sanitary District. An 8-inch sewer main exists in the Valley Drive right-of-way. Upon submittal of a Development Engineering Plan application, a sewer design report must be submitted for review and approval that demonstrates that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. The design report must be in conformance with the Infrastructure Design Criteria Manual, and signed and sealed by a professional engineer.

Drainage: 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 demonstrate that stormwater detention is provided at historic rates and provides 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

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 be entered into with the City for additional stormwater control improvements if needed.

**Warranty Surety:** On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City’s acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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