

STAFF REPORT  
February 21, 2019

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**No. 19PL008 - Preliminary Subdivision Plan**

**ITEM #9**

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GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream, LLC
REQUEST	<b>No. 19PL008 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract B, Lot E and Lot F of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 57 of Block 2, Lot E Revised, Lot F Revised and Tract B Revised of Johnson Ranch Subdivision
PARCEL ACREAGE	11.89 acres
LOCATION	East of Provider Boulevard
EXISTING ZONING	Medium Density Residential District - General Commercial District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	January 25, 2019
REVIEWED BY	John Green / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road shall be submitted for review and approval showing the installation of curb, gutter, street light conduit, sewer and water or an Exception shall be obtained. In

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- addition, the construction plans shall show the construction of a sidewalk along Elk Vale Road or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application; and,
2. Prior to issuance of a Building Permit, a Final Plat application shall be submitted for review and approval.

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan application to subdivide an existing parcel of land into two lots. The proposed lots are to be known as Tract B Revised and Lot 57 of the Johnson Ranch Subdivision and will be 2.44 acres and 0.36 acres in size, respectively. Additionally, the applicant is proposing to reconfigure the lot lines on existing Lot E and Lot F, to be known as Lot E Revised and Lot F Revised. The resulting lots will be sized 3.80 acres and 5.29 acres, respectively, and are intended to utilize as a public park for the surrounding neighborhood. The proposed development is the third phase of development in the subdivision based on the applicant's submitted master plan. Future phases of development will include residential development in the surrounding neighborhood south of the subject property.

The applicant has submitted a Rezoning application (File# 19RZ004) to rezone a portion of proposed Tract B Revised to Medium Density Residential District concurrently with this plat application. Additionally, the applicant has also submitted a Major Amendment to the Planned Development Overlay application (File# 19PD005) to expand the boundaries of the Planned Development Overlay and to allow a public park.

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 application and noted the following considerations:

Zoning: The subject property is partially zoned Medium Density Residential District, with a portion of the existing Tract B zoned General Commercial District. The applicant is intending to subdivide the existing Tract B to create a 0.36 acre lot for a future group home and reconfigure the lot lines of existing Lots E and F to create space for a public park. Both group homes and parks are listed as Conditional uses in the Medium Density Residential District, but are not allowed with the General Commercial District. As such, the applicant has submitted a Rezoning application (File# 19RZ004) to rezone a portion of Tract B Revised to Medium Density Residential District in order to allow a group home and a public park as a conditional use on the property.

Provider Boulevard: Provider Boulevard adjacent to proposed Lot 57 and Tract B is classified as a local street, requiring that it be located in a minimum 52 feet wide right-of-way and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water, and sewer. Along the frontage of proposed Lots E and F Revised, Provider

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Boulevard is identified as a commercial street, requiring that it be located in a minimum 70 foot wide right-of-way and constructed to local street design standards. Provider Boulevard is currently constructed in compliance with the Infrastructure Design Criteria Manual for the portion of the street adjacent to proposed Lot 57 and Tract B Revised. City staff has approved construction plans for the segment of Provider Boulevard adjacent to Lot E Revised and Lot F Revised.

Elk Vale Road: Elk Vale Road is located along the southeast lot line and is classified as a principal arterial street on the City's Major Street Plan, requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water. Currently, Elk Vale Road is located in a 300-foot wide right-of-way and constructed with two northbound lanes and two southbound lanes. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road must be submitted for review and approval showing the installation of curb, gutter, street light conduit, sewer and water or an Exception must be obtained. In addition, the construction plans must show the construction of a sidewalk along Elk Vale Road or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;

Water: The proposed development is located in the Rapid Valley Sanitary District service boundary. A 12 inch water main currently exists within the Provider Boulevard right-of-way and will provide service to the proposed development. The applicant should be aware the prior to issuance of a Building Permit, the applicant must coordinate with the Rapid Valley Sanitary District to ensure that water service is adequate to meet estimated domestic flows and fire flows for the development.

Sewer: The proposed development is located in the Rapid Valley Sanitary District service boundary. An 8 inch water main currently exists within the Provider Boulevard right-of-way and will provide service to the proposed development. The applicant should be aware that prior to issuance of a Building Permit, the applicant must coordinate with the Rapid Valley Sanitary District to ensure that water service is adequate to meet estimated domestic flows and fire flows for the development.

Platting Process: If an Exception is obtained waiving the requirement to improve Elk Vale Road, no subdivision improvements will be required with the platting of the subject property. As such, a Development Engineering Plan application is not required as part of the platting procedure. Prior to issuance of a Building Permit, a Final Plat must be submitted for review and approval.

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

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