

STAFF REPORT
May 23, 2019

No. 19PL036 - Preliminary Subdivision Plan

ITEM #6

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream, LLC
REQUEST	No. 19PL036 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of the NW1/4 less Lot H5 of the NE1/4 of the NW1/4 less Johnson Ranch Subdivision, the N1/2 of the SE1/4 of the NW1/4 less Lot H1; Lot 7R of the SW1/4 of the NW1/4 less Johnson Ranch, all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 19 thru 26 and 29 thru 37 of Block 2 of Johnson Ranch Subdivision (17 residential lots)
PARCEL ACREAGE	Approximately 9.03 acres
LOCATION	On Johnson Ranch Road east of Providers Boulevard
EXISTING ZONING	Low Density Residential District (Planned Development) - General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development)
South:	Medium Density Residential District - General Agricultural District
East:	General Commercial District (Planned Development)
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	April 26, 2019
REVIEWED BY	John Green / Dan Kools

RECOMMENDATION:

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

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1. Prior to submittal of a Development Engineering Plan application, all redlined comments shall be addressed;
2. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show Lots 29 through 36 a minimum of 4,922 square feet in size or a Final Planned Development Overlay application shall be submitted for review and approval granting a lot size Exception;
3. Upon submittal of a Development Engineering Plan application, construction plans for Johnson Ranch Road shall be submitted for review and approval showing the street located in a minimum of 52 feet of right-of-way and constructed with 26 feet of pavement, curb, gutter, sidewalk, street light conduit, water and sewer, 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, construction plans for Elk Vale Road shall be submitted for review and approval showing the street located in a minimum 100 feet of right-of-way and constructed with 36 feet of pavement, curb, gutter, sidewalk, street light conduit, dual water, and sewer, 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;
5. Upon submittal of a Development Engineering Plan application, water plans and analysis shall be submitted for review and approval demonstrating adequate service to meet proposed domestic and fire flows. Construction plans shall be in conformance with Infrastructure Design Criteria Manual and shall be signed and sealed by a Professional Engineer. In addition, all utility 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 demonstrating service is adequate to meet proposed domestic flows. Construction plans shall be in conformance with the Infrastructure Design Criteria Manual and shall be signed and sealed by a Professional Engineer. In addition, utility easements shall be provided as necessary;
7. Upon submittal of a Development Engineering Plan application, a drainage plan and report shall be submitted for review and approval demonstrating adequate on-site stormwater detention and stormwater quality management in conformance with the Infrastructure Design Criteria Manual. In addition, all Major Drainage easements shall be provided as necessary;
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 a Development Engineering Plan application, submitted engineering reports required for construction shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are 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;
10. Prior to approval of a Development Engineering Plan application, a development agreement shall be entered into with the City for all public improvements;
11. Prior to submittal of a Final Plat application, the plat document shall be revised to address all red lined comments;
12. Prior to submittal of a Final Plat application, the portion of the property zoned General

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- Agricultural District shall be rezoned to Medium Density Residential District;
13. Upon submittal of a Final Plat application, documentation shall be submitted for recording securing maintenance and ownership of any proposed drainage easements as necessary;
 14. Upon submittal of a Final Plat application, the plat documents shall show all easements as necessary, including drainage and utility easements;
 15. 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,
 16. 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 outside the proposed right of way shall be secured within easement(s).

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan application to subdivide an existing lot into 17 new residential lots. The lots range in size from 0.11 acres to 4.07 acres in size and are to be known as Lots 19-26 and Lots 29-37 of Block 2 of Johnson Ranch Subdivision. Specifically, the applicant intends to subdivide an existing 9.08 acre parcel of land located on Johnson Ranch Road east of Providers Boulevard into residential lots for single-family and multi-family development. The application was submitted concurrently with a Rezoning request (File# 19RZ013) to rezone a 2.719 acre portion of the property from General Agricultural District to Medium Density Residential District. The proposed development includes two phases of development, with Lots 26, 29, and 30 representing the second phase of development on the property.

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:

Zoning: The applicant is intending to subdivide an existing parcel of land into 17 residential lots ranging in size from 4,916 square feet to 177,410 square feet. On April 5, 2018, the Rapid City Planning Commission approved an Initial Planned Development Overlay on the property to allow a residential development with reduced lot sizes, lot widths, and increased lot coverage. Specifically, Exceptions were granted allowing: a minimum lot size of 4,922 square feet in lieu of 6,500 square feet required, a minimum lot width of 46 feet in lieu of 50 feet required, and a maximum lot coverage of 35% in lieu of 30% allowed. Prior to issuance of a Building permit, a Final Planned Development Overlay must be submitted for review and approval for any development of lots located within the Planned Development Overlay. Additionally, prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show Lots 29 through 36 with a minimum lot size of 4,922 square feet, or a Final Planned Development Overlay application must be submitted for review and approval granting a lot size Exception.

Lots 19-25 and Lots 29-37 are zoned Low Density Residential District, while a 2.719 acre portion of Lot 26 is currently zoned General Agricultural District. The proposed lots meet the minimum lot size requirement as stipulated through the Planned Development Overlay on the

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property. Prior to approval of a Final Plat application, the portion of the property zoned General Agricultural District must be rezoned to Medium Density Residential District.

Johnson Ranch Road: The proposed lots will be accessed by the extension of Johnson Ranch Road. Johnson Ranch Road is identified as a Local Street requiring that it be located in a minimum of 52 feet of right-of-way and constructed with a minimum of 26 feet of pavement width, curb, gutter, sidewalk, street light conduit, water, and sewer. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing Johnson Ranch Road as identified, 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.

Elk Vale Road: Elk Vale Road is identified as a Principal Arterial Street on the City's Major Street Plan, requiring that it be located in a minimum of 100 feet of right-of-way and constructed with a minimum of 36 feet of pavement width, curb, gutter, sidewalk, street light conduit, dual water mains, and sewer. Elk Vale Road is currently located in excess of 100 feet of right-of-way and constructed as a divided highway. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing Elk Vale Road located in a minimum 100 feet of right-of-way and constructed with a minimum pavement width of 36 feet, curb, gutter, sidewalk, street light conduit, dual water, sewer, 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.

Water: The proposed lots are located in the Rapid Valley Sanitary District and are within the Low Level Water Zone. The Low Level Water Zone serves elevations of 3,100 feet to 3,300 feet. The proposed development is at an elevation of 3,127 feet. 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 accordance with the Infrastructure Design Criteria Manual demonstrating that water service is adequate to meet the domestic flows and fire flows for the proposed development. Additionally, easements must be provided as necessary.

Sewer: The proposed development is located within the Rapid Valley Sanitary District. Upon submittal of a Development Engineering Plan application, sewer plans and analysis prepared by a registered Professional Engineer must be submitted in accordance with the Infrastructure Design Criteria Manual demonstrating that the sewer service is adequate to meet domestic flows for the proposed development. Additionally, easements must be provided as necessary.

Drainage: The proposed subdivision is located within the Unnamed Tributary Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage report demonstrating storm water detention at historic flows and storm water quality management in conformance with the Infrastructure Design Criteria Manual must be submitted for review and approval and signed and sealed by a Registered Professional Engineer. All drainage easements must be provided as necessary.

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

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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 Rapid 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.