GENERAL INFORMATION:

APPLICANT Eileen and Edward Eller
AGENT Dream Design International, Inc.
PROPERTY OWNER Eileen and Edward Eller
REQUEST No. 19PL049 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION The N1/2 of the SE1/4 less right-of-way; the N1/2 of of the S1/2 of the SE1/4 located in Section 14, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION Proposed Lots 1 thru 37 of Block 1 of Scotland Hills Subdivision (37-residential lots)
PARCEL ACREAGE Approximately 119.22 acres
LOCATION West of the current terminus of W. Minnesota Street, east of Mt. Rushmore Road
EXISTING ZONING General Agricultural District
FUTURE LAND USE DESIGNATION Low Density Neighborhood
SURROUNDING ZONING
North: Low Density Residential District (Planned Development)
South: General Agricultural District
East: Low Density Residential District (Planned Development)
West: General Agricultural District
PUBLIC UTILITIES City sewer and water
DATE OF APPLICATION May 24, 2019
REVIEWED BY Vicki L. Fisher / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to submittal of a Development Engineering application, the applicant shall continue to coordinate the design of the water system with City staff to ensure that City criteria and design standards are being met;
2. Prior to approval of the Development Engineering Plan application, engineering reports
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required for construction approval shall be accepted and agreements required for construction approval shall be executed. 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;

3. Upon submittal of a Development Engineering Plan application, construction plans for W. Minnesota Street shall be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or the approval of an Exception shall be required. In addition, the cul-de-sac bulbs shall be constructed pursuant to Figure 2.13 and the turnarounds with islands shall be constructed pursuant to Section 2.20.1(2) of the Infrastructure Design Criteria Manual or an Exception shall be required. If Exception(s) are obtained, a copy of the approved document(s) 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. In addition, easements shall be provided as needed;

5. 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. In addition, easements shall be provided as needed;

6. 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 dedicated as needed;

7. Upon submittal of a Development Engineering Plan application, 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 if subdivision improvements are required;

8. Upon submittal of a Development Engineering Plan application, a cost estimate for any 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. Prior to submittal of a Final Plat application, the property shall be rezoned from General Agriculture District to Low Density Residential District;

11. Prior to submittal of a Final Plat application, the plat document shall be revised to show W. Minnesota Road as W. Minnesota Street;

12. Prior to submittal of a Final Plat application, a Wild Land Fire Mitigation Plan shall be entered into with the Fire Department;

13. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording securing fire sprinkler protection for all lots and that acceptable building materials and vegetation as per the Rapid City Wildland Urban Interface Standards shall be utilized as
per approved Exception 19EX089;

14. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording securing maintenance of the proposed landscape islands within the street right-of-way;

15. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements. In addition, Major Drainage Easements shall be dedicated for the proposed drainage improvements;

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.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to create 37 residential lots. The applicant’s Phasing Plan identifies the development being constructed in three phases as follows: Phase One-16 lots, Phase Two-13 lots and Phase 3-8 lots. The lots range in size from 0.66-acres to 45.22-acres and are to be known as the “Scotland Hills Subdivision”.

The applicant has also submitted a Rezoning request (File #19RZ022) to change the zoning designation of the property from General Agriculture District to Low Density Residential District.

The property is located at the western terminus of W. Minnesota Street, east of Mount Rushmore 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 General Agriculture District which requires a minimum 40 acre lot size. As previously noted, the lots range in size from 0.66-acres to 45.22-acres. As such, the applicant has submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Low Density Residential District. The Low Density Residential District requires a minimum lot size of 6,500-square feet. The proposed plat meets the minimum lot size requirement of the Low Density Residential District. Prior to submittal of a Final Plat application, the property must be rezoned from General Agriculture District to Low Density Residential District as proposed.

W. Minnesota Street: The proposed plat identifies extending W. Minnesota Street, an approximate 1,800-foot long cul-de-sac street, to serve the 37 proposed lots. Section 2.13.1 of the Infrastructure Design Criteria Manual states that a cul-de-sac street in a residential
area shall not exceed 1,500-feet in length and shall not serve more than twenty housing units. Exception 19EX089 has been approved to allow the design of the cul-de-sac street as proposed contingent upon a Wild Land Fire Mitigation Plan being implemented, fire sprinkler protection being provided for all lots and acceptable building and vegetative materials being utilized as per the Rapid City Wildland Urban Interface Standards. Staff is recommending that the Wild Land Fire Mitigation plan be entered into with the Fire Department prior to submittal of a Final Plat application. In addition, upon submittal of a Final Plat application, a Covenant Agreement must be submitted for recording securing fire sprinkler protection for all lots and ensuring that acceptable building materials and vegetation as per the Rapid City Wildland Urban Interface Standards are utilized.

W. Minnesota Street 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, water and sewer. The preliminary street design for W. Minnesota Street identifies four intermediate turnarounds with landscape islands. Upon submittal of a Development Engineering Plan application, construction plans for W. Minnesota Street must be submitted for review and approval showing the street located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or the approval of an Exception is required. In addition, the cul-de-sac bulbs must be constructed pursuant to Figure 2.13 and the turnarounds with islands must be constructed pursuant to Section 2.20.1(2) of the Infrastructure Design Criteria Manual or an Exception is required. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application. Upon submittal of a Final Plat application, a Covenant Agreement must be submitted for recording securing maintenance of the proposed landscape islands within the street right-of-way.

Water: Exception 19EX091 has been submitted to allow a dead end water main greater than 1,200-feet for a cul-de-sac street. This request is currently suspended pending the results of the water system design. The applicant must continue to coordinate the design of the water system with City staff to ensure that City criteria and design standards are being met prior to submittal of a Development Engineering Plan application. In addition, 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. Easements must also be provided as needed.

Sewer: 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. The design report must 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. In addition, easements must be provided as needed.

Drainage: The property is located in the South Robbinsdale Drainage Basin. 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 must address storm water quantity control and storm water quality treatment. In addition, upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance 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 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.