GENERAL INFORMATION:

APPLICANT: Glynda Rahn
AGENT: Steven O. Thingelstad - Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER: Daniel E Frick
REQUEST: No. 16PL034 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: The unplatted portion of the E1/2 of the NW1/4 of the SW1/4 Less Country Road C-2337 right-of-way located in Section 15, T1S, R7E, BHM, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Lots 1 thru 4 of Rahn Subdivision
PARCEL ACREAGE: Approximately 14.04 acres
LOCATION: 13924 Neck Yoke Road
EXISTING ZONING: Low Density Residential District - (Pennington County)
FUTURE LAND USE DESIGNATION: Forest Conservation
SURROUNDING ZONING:
North: Low Density Residential District - (Pennington County)
South: General Agricultural District (Pennington County)
East: Limited Agricultural District (Pennington County) - General Agricultural District (Pennington County)
West: General Agricultural District (Pennington County)
PUBLIC UTILITIES: Private on-site wastewater/Pine Grove Water District
DATE OF APPLICATION: April 8, 2016
REVIEWED BY: Vicki L. Fisher / 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, water plans prepared by a Registered Professional Engineer showing the extension of mains and service lines shall be submitted for review and approval as per the Infrastructure Design Criteria
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Upon submittal of a Development Engineering Plan application, documentation shall be provided demonstrating that proposed Lot 3 has a compliant on-site wastewater treatment system. In addition, soils data shall be provided for proposed Lots 1, 2 and 4 demonstrating that the soils are suitable to support an on-site wastewater system;

3. Upon submittal of a Development Engineering Plan application, construction plans for Neck Yoke Road shall be for review and approval showing the street 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 mains or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

4. Upon submittal of a Development Engineering Plan application, construction plans for Limestone Lane shall be submitted for review and approval showing the street located in a minimum 50 foot wide right-of-way with 10 additional feet of right-of-way the first 200 feet as it extends north from Neck Yoke Road and constructed with a minimum 20 foot wide paved surface, 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 Exception shall be submitted with the Development Engineering Plan application. If the street is to be located within an easement, then an Exception shall be obtained to allow an easement to serve 7 lots in lieu of a maximum of 4 lots. In addition, prior to submittal of a Final Plat application, the plat document shall be revised to show the recording information for the 20 foot wide easement being secured on the adjacent property to increase the existing 30 foot wide easement for Limestone Lane to a width of 50 feet;

5. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the proposed shared driveway for Lots 1 and 2. In addition, construction plans shall be submitted showing the shared driveway located in a minimum 50 foot wide easement and constructed with a minimum 20 foot wide paved surface, 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 Exception shall be submitted with the Development Engineering Plan application;

6. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted showing the shared driveway approach to Lots 1 and 2 along Limestone Lane designed to provide a fire apparatus turnaround;

7. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval if subdivision improvements are required. The drainage plan shall address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. In addition, the plat document shall be revised to provide drainage easements as necessary;

8. Upon submittal of a Development Engineering Plan application, an Erosion and
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Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual and a grading plan shall be submitted for review and approval if subdivision improvements are required;

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

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

12. Prior to submittal of a Final Plat application, the following note shall be placed on the plat: “Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install an on-site wastewater treatment system for each lot. Prior to installation of such system, plans prepared by a qualified person shall be submitted and approved as required by the City of Rapid City or Pennington County, whomever has jurisdiction. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City or Pennington County, whomever has jurisdiction, subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations”;

13. Upon submittal of a Final Plat application, a Road Maintenance Agreement shall be submitted for recording for Limestone Lane;

14. Upon submittal of a Final Plat application, an approved Wild Fire Mitigation Plan shall be submitted;

15. Upon submittal of a Final Plat application, the plat document shall be revised to show the Pine Grove Water District water lines and the overhead electric lines currently located on the property located within utility easement(s);

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 to create four residential lots. The lots will range in size from 3.001 acres to 4.272 acres and are to be known as Lots 1 thru 4 of Rahn Subdivision.

The property is located outside of the City limits of Rapid City but within the City’s three mile platting jurisdiction. More particularly, three of the four lots are located north of Neck Yoke Road and west of Limestone Lane. The fourth lot is located on the south side of Neck Yoke
Road. A single family residence with accessory structures is located on proposed Lot 3. The balance of the 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 Low Density Residential District by Pennington County. The Low Density Residential District requires a minimum three acre lot size. The proposed plat meets the lot size requirements of the Low Density Residential District.

**Neck Yoke Road:** As previously noted, Neck Yoke Road extends through the property and is classified as a minor 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 a dual water main. Currently, Neck Yoke Road is located in a 100 foot wide right-of-way and constructed with a 24 foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans showing Neck Yoke Road improved as identified must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

**Limestone Lane:** Limestone Lane is located along the west lot line of proposed Lots 1 thru 3 and is classified as a lane place street requiring that it be located in a minimum 50 foot wide right-of-way with 10 additional feet of right-of-way the first 200 feet as it extends north from Neck Yoke Road and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Limestone Lane is located in a 30 foot wide easement. The applicant has indicated that an additional 20 foot wide easement will be secured from the adjacent property to provide a minimum easement width of 50 feet. Limestone Lane is currently constructed as an approximate 12 foot wide graveled road. Upon submittal of a Development Engineering Plan application, construction plans for Limestone Lane must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Pursuant to the Infrastructure Design Criteria Manual, an easement may serve up to four lots. As a result of the plat, Limestone Lane will serve a total of seven lots. As such, upon submittal of a Development Engineering Plan application, the plat document must be revised to show Limestone Lane located within right-of-way or an Exception must be obtained to allow an easement to serve seven lots in lieu of four lots. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.
Shared Driveway: The applicant has indicated that a shared driveway may be constructed to serve as access to proposed Lots 1 and 2. The shared driveway is classified as a lane place street requiring that it be located in a minimum 50 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the shared driveway must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan must be submitted for review and approval if subdivision improvements are required. The drainage plan must address storm water quantity control and storm water quality treatment, in conformance with the Infrastructure Design Criteria Manual and Rapid City Municipal Code. In addition, the plat document must be revised to provide drainage easements as necessary.

Water: The applicant has indicated that the Pine Grove Water District will serve the proposed lots. Upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer showing the extension of mains and service lines must be submitted for review and approval as per the Infrastructure Design Criteria Manual or an Exception must be obtained. In addition, written documentation must be submitted identifying that the Pine Grove Water District concurs with providing service to the proposed lots. Water data must also be submitted identifying that sufficient fire flows are being provided to serve the development. As an alternative to providing fire flows, a Covenant Agreement must be submitted for recording at the Register of Deed’s Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential structures upon submittal of a Final Plat application.

Sewer: The existing residence located on proposed Lot 3 is served by an on-site wastewater system consisting of a septic tank and drainfield. Upon submittal of a Development Engineering Plan application, documentation must be provided demonstrating that the existing wastewater system has an approved Wastewater Treatment Permit. In addition, soils data must be provided for proposed Lots 1, 2 and 4 demonstrating that the soils are suitable to support an on-site wastewater system.

Wild Fire Mitigation: The property is located in a high wild fire hazard area. The applicant is currently working with the Pennington County Fire Coordinator to create a Wild Fire Mitigation Plan and to design the shared approach to Lots 1 and 2 to accommodate a fire apparatus turnaround. Upon submittal of a Development Engineering Plan application, construction plans must be submitted showing the driveway design as identified. In addition, upon submittal of a Final Plat application, an approved Wild Fire Mitigation Plan must be submitted.

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 Plan must be submitted.
Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual 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.

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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements if applicable.

Labeling: Upon submittal of a Final Plat application, the plat must show the recording information for the proposed 20 foot wide access easement being secured for Limestone Lane.

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.