GENERAL INFORMATION:

APPLICANT Yasmeen Dream, LLC  
AGENT Dream Design International, Inc.  
PROPERTY OWNER Yasmeen Dream, LLC  
REQUEST No. 19PL098 - Preliminary Subdivision Plan  
EXISTING LEGAL DESCRIPTION The S1/2 of the SW1/4 of the NE1/4 less Lot 1 of Wally Byam Addition, Less RR right-of-way, less Orchard Meadows, less Lot H1 and H2, Less right-of-way; the S1/2 of the SE1/4 of the NW1/4 less Orchard Meadows Less Lot H1, Less right-of-way; the unplatted balance of the NE1/4 of the SW1/4, less Lot H1, Less right-of-way; the unplatted balance of the W1/12 of the SE1/4 Less Lot H1 and Less right-of-way all located Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota  
PROPOSED LEGAL DESCRIPTION Proposed Lot 3 of Orchard Meadows Subdivision (One residential lot)  
PARCEL ACREAGE Approximately 4.29 acres  
LOCATION West of Elk Vale Road between Orchard Lane and Garden Lane  
EXISTING ZONING General Agricultural District  
FUTURE LAND USE DESIGNATION Urban Neighborhood  
SURROUNDING ZONING  
North: Medium Density Residential District  
South: Public District  
East: General Commercial District  
West: Medium Density Residential District - Medium Density Residential District (Planned Development)  
PUBLIC UTILITIES Rapid Valley Sanitary District  
DATE OF APPLICATION November 8, 2019  
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, the redline comments shall be addressed on the site plan. In addition, the redline comments shall be returned with the Development Engineering Plan application;

2. 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 pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. 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 the proposed turnaround shall be submitted for review and approval showing the turnaround constructed per Section 2.13 and Figure 2-8 of the Infrastructure Design Criteria Manual within the dedicated right-of-way as shown on the site plan or criteria for obtaining an Exception shall be met. 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, 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. The plans shall also show water services constructed per City Standards. 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, the plans shall show sewer services constructed per City Standards. Easements shall also 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 demonstrate that stormwater is being detained to pre-developed, historic rates and provide stormwater quality. In addition, easements shall be provided 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 submittal of a Final Plat application, the plat document shall show “Garden
Way” as “Garden Lane”;

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

11. 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;

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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create a residential lot, leaving an unplatted non-transferable balance. The lot is proposed to be 4.11 acres in size and is to be known as Lot 3, Orchard Meadows Subdivision.

The property is located at the eastern terminus of Garden Way, west of Elk Vale 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. There is no minimum lot size in the General Agriculture District unless a residential use is proposed, then a minimum 20-acre parcel must be provided. The City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood, which supports a range of medium to high-density housing types. Urban Neighborhood identifies Medium Density Residential District as a primary zoning designation. The General Agriculture District is currently serving as a holding zone until the applicant is prepared to proceed with the development of the site. The applicant should be aware that the property must be rezoned as identified prior to issuance of a building permit for a residential use.

Garden Lane Turnaround: The property is located at the eastern terminus of Garden Lane, a local street. The applicant’s site plan identifies a “T” turnaround being constructed on the property as a part of this plat. Upon submittal of a Development Engineering Plan application, construction plans for the proposed turnaround must be submitted for review and approval showing the turnaround constructed per Section 2.13 and Figure 2-8 of the Infrastructure Design Criteria Manual within the dedicated right-of-way as shown on the site plan or criteria for obtaining an Exception must be met. 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 located along the east lot line of the property and is classified as a South Dakota Department of Transportation Expressway. The South Dakota Department of Transportation has indicated that no improvements are needed for Elk Vale Road as it abuts the property.

Water: The property is located in the Rapid Valley Sanitary District service area. An existing 8-inch water main is located on an adjacent lot, west of the subject property within a utility easement. 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. The plans must also show water services constructed per City Standards. In addition, easements must be provided as needed.

Sewer: As previously noted, the property is located in the Rapid Valley Sanitary service area. An 8-inch Rapid Valley Sanitary District sewer main is currently being constructed as a part of Phase 4 of Johnson Ranch. This main will connect to a City of Rapid City 27-inch interceptor sewer which runs east/west through the proposed lot approximately 200 feet north of the south property line. 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, the plans must show sewer services constructed per City Standards. Easements must also be provided as needed.

Drainage: A majority of the proposed lot is located within the Perrine Drainage Basin, with the balance of the property located within the Unnamed Tributary Drainage Basin. A major drainage channel is planned to be constructed on the proposed lot which may impact the total buildable area of the lot. 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 demonstrate that stormwater is being detained to pre-developed, historic rates and provide stormwater quality. In addition easements must be provided as needed.

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.