

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Yasmeen Dream 11, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream 11, LLC
REQUEST	No. 20PL034 - Preliminary Subdivision
EXISTING LEGAL DESCRIPTION	The east 312 feet of the SW1/4 of the NW1/4 less Diamond Ridge Subdivision and less right-of-way, all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 28 of Block 3, Lots 2 thru 11 of Block 4, Lots 1 thru 16 of Block 7 of Diamond Ridge Subdivision
PARCEL ACREAGE	Approximately 15 acres
LOCATION	Northern terminus of Diamond Ridge Boulevard, north of Homestead Street
EXISTING ZONING	Medium Density Residential, Light Industrial, Low Density Residential II
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District II
East:	Medium Density Residential District (Planned Development) - Low Density Residential District (Planned Development)
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water/Rapid Valley Sanitary District
DATE OF APPLICATION	May 8, 2020
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

- Staff recommends that the Preliminary Subdivision be approved with the following stipulations:
1. Prior to submittal of a Development Engineering Plan application, an alternate street name for "Crystal Avenue" shall be submitted to the Emergency Services

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

- Communication Center for review and approval. In addition, the plat document and construction plans shall show the approved street name;
2. Prior to submittal of a Development Engineering Plan application, an Exception to Section 2.6 of the Infrastructure Design Criteria Manual shall be obtained from the City Council to allow 53 lots with one point of access in lieu of a maximum of 40 lots or the plat document shall be revised reducing the number of proposed lots or providing a second street connection. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Diamond Ridge Boulevard and Crystal Avenue, local streets, shall be submitted for review and approval showing the streets located in a minimum 52-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. 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 and the Rapid Valley Sanitary District. 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 in accordance with the Infrastructure Design Criteria Manual and the Rapid Valley Sanitary District 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;
 7. 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. The drainage report shall address storm water quantity control to pre-developed, historic rates and provide storm water quality treatment. In addition, easements shall be dedicated as needed;
 8. 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;
 9. Upon submittal of a Development Engineering Plan application, the construction plans shall show the correct labeling of an adjacent proposed street currently identified as "Future Valley Drive Extension";
 10. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
 11. 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. In addition, permits required for construction shall be approved and issued and construction plans shall be

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

- 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;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 13. Prior to submittal of a Final Plat application, that portion of the property zoned General Agriculture District shall be rezoned to Medium Density Residential District or Low Density Residential District II in compliance with the City's Future Land Use Plan;
 14. Prior to submittal of a Final Plat application, a Final Plat shall be recorded securing the right-of-way for that portion of Diamond Ridge Boulevard and Homestead Street located south of the subject property or the street right(s)-of-way shall be included in the Final Plat for this phase of the development;
 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create 53 residential lots, leaving an unplatted non-transferable balance. The lots will range in size from 0.15 acres (6,534 square feet) to 0.21 acres (9,147.6 square feet) and are being proposed as Phase 3 of the Diamond Ridge Subdivision.

The property is located at the northern terminus of Diamond Ridge Boulevard, north of Homestead Street. 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: A majority of the property is zoned Medium Density Residential with a small portion within the southern portion zoned General Agriculture District and Low Density Residential District II. The Medium Density Residential District and the Low Density Residential District II support the proposed residential development. However, the General Agriculture District requires a minimum lot size of 20 acres for residential use(s). As such, prior to submittal of a Final Plat application, that portion of the property zoned General Agriculture District must be rezoned to Medium Density Residential District or Low Density Residential District II.

The City Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The Urban Neighborhood designation supports the proposed residential

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

development and identifies the Medium Density Residential District and the Low Density Residential District II as preferred zoning designations.

Master Plan/Phasing Plan: The applicant has submitted a Master Plan for the Diamond Ridge Subdivision that identifies the subject property as Phase 3 of the proposed development. The Master Plan also identifies the future location of E. Anamosa Street located approximately 80 feet north of the subject property with two future lots, one on either side of Diamond Ridge Boulevard, separating the subject property from E. Anamosa Street. This portion of E. Anamosa Street is included in Phase 8 of the development and includes a total of 5 lots. The limited number of lots included in this phase will create financial challenges with the cost of constructing E. Anamosa Street, a principal arterial street as per the City's Major Street Plan. The applicant is encouraged to revise the phasing plan as needed to recover the cost of constructing the principal arterial street. It is also suggested that this plat be revised to include the two additional lots and the portion of E. Anamosa Street located adjacent to the property which would result in 55 lots being platted to off-set the cost of constructing this portion of E. Anamosa Street.

The Master Plan identifies the location of E. Valley Drive approximately 1,000 feet west of the subject property within a "future" phase of the development. The proposed location of E. Valley Drive is in compliance with the City's Major Street Plan. However, the construction plans show a future street located approximately 400 feet west of the subject property as E. Valley Drive. This is not the correct location of the street. As such, prior to submittal of a Development Engineering Plan application, the construction plans must be revised to correct the street labeling.

Local Streets: Crystal Avenue and Diamond Ridge Boulevard are classified as local streets requiring that the streets 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. Upon submittal of a Development Engineering Plan application, construction plans for the streets must be submitted for review and approval as identified or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Offsite Street Dedication: The southern portion of Diamond Ridge Boulevard and a portion of Homestead Street were included in a separate plat submittal for the Diamond Ridge Subdivision. Construction plans have been approved for the two streets and construction is currently underway. However, to date, a Final Plat has not been recorded for this phase securing the right-of-way needed to provide legal access to the subject property. As such, prior to submittal of a Final Plat application for the subject property, a Final Plat must be recorded securing the right-of-way for that portion of Diamond Ridge Boulevard and Homestead Street located south of the subject property or the street right(s)-of-way must be included in the Final Plat for this phase of the development.

Access: Until E. Anamosa Street is constructed as noted above, Diamond Ridge Boulevard will serve as exclusive access to the subject property. Chapter 2.6 of the Infrastructure Design Criteria Manual states that a street with a single access shall not be used for more than forty (40) dwelling units. As a result of this plat, Diamond Ridge Boulevard will serve as exclusive access to 55 residential lots. As such, prior to submittal of a Development Engineering Plan application, an Exception to Section 2.6 of the Infrastructure Design Criteria Manual must be

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

obtained from City Council to allow 55 lots with one point of access in lieu of a maximum of 40 lots or the plat document must be revised reducing the number of proposed lots or providing a second street connection. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Fire Suppression: The Fire Department has indicated that if more than 40 dwelling units are accessed via one street or insufficient fire flows are available to serve the development, fire suppression systems will be required in each of the residential structures. The applicant is encouraged to work with the Fire Department to ensure compliance with fire protection regulations.

Water/Sewer: The property is located in the Rapid City service area with the exception of 8 lots which are located in the Rapid Valley Sanitary District. As such, Rapid City and Rapid Valley Sanitary District must both review and approve the utility plans. In addition, easements must be provided as needed.

Drainage: The property is located within the Unnamed Tributary 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. The drainage report must address storm water quantity control to pre-developed, historic rates and provide storm water quality treatment. Easements must be dedicated 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.

STAFF REPORT
June 4, 2020

No. 20PL034 - Preliminary Subdivision Plan

ITEM 5

STAFF REPORT

June 4, 2020

No. 20PL034 - Preliminary Subdivision

ITEM
