

STAFF REPORT  
November 25, 2020

---

**No. 20PL081- Preliminary Subdivision Plan**

**ITEM 3**

---

GENERAL INFORMATION:

|                                |   |
|--------------------------------|---|
| APPLICANT                      | Murphy Brothers Partnership, LLC  |
| AGENT                          | Ron Davis - Davis Engineering, Inc.   |
| PROPERTY OWNER                 | Murphy Brothers Partnership, LLC  |
| REQUEST                        | <b>No. 20PL081 - Preliminary Subdivision Plan</b>   |
| EXISTING<br>LEGAL DESCRIPTION  | Tract F of the NW1/4 of Section 14, T1N, R8E, less Murphy's Subdivision, less Murphy Ranch Estates Subdivision and less right-of-way, located in Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED<br>LEGAL DESCRIPTION  | Proposed Lots 19 thru 31 of Block 11, Lots 12 thru 18 of Block 13 and Lot H of Murphy Ranch Estates Subdivision (20-residential lots)   |
| PARCEL ACREAGE                 | Approximately 8.259 acres   |
| LOCATION                       | East of the current terminus of Blackpowder Road, south of Knuckleduster Road   |
| EXISTING ZONING                | Suburban Residential Development (Pennington County)  |
| FUTURE LAND USE<br>DESIGNATION | Low Density Neighborhood  |
| SURROUNDING ZONING             |   |
| North:                         | Suburban Residential Development (Pennington County)  |
| South:                         | Limited Agricultural District (Pennington County) - General Agricultural District (Pennington County)   |
| East:                          | Limited Agricultural District (Pennington County)   |
| West:                          | Suburban Residential Development (Pennington County)  |
| PUBLIC UTILITIES               | Rapid Valley Sanitary District  |
| DATE OF APPLICATION            | October 28, 2020  |
| REVIEWED BY                    | Vicki L. Fisher / Dan Kools   |

STAFF REPORT  
November 25, 2020

---

**No. 20PL081- Preliminary Subdivision Plan**

**ITEM 3**

---

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the construction plans and plat document shall show the existing 60-foot wide right-of-way for Knuckleduster Road. If the additional 8 feet of right-of-way along Knuckleduster Road is vacated by Pennington County prior to submittal of a Final Plat application, the recording information vacating the right-of-way shall be shown on the plat document;
2. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to eliminate proposed Lot 18 and Knuckleduster Road shall be extended to the south boundary of the property in order to provide access to the adjacent property in compliance with the previously approved Master Plan for Murphy Ranch Estates and pursuant to Chapter 16.16.040.A of the Rapid City Municipal Code;
3. Upon submittal of a Development Engineering Plan application, construction plans for Knuckleduster Road and Blackpowder Road, local streets, 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 shall meet criteria for obtaining an Exception or Variance (sidewalk). 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 Sako Court, a lane-place cul-de-sac street, shall be submitted for review and approval showing the street located in a minimum 50-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb being located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement or shall meet criteria for obtaining an Exception or Variance (sidewalk). 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 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;
6. 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 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 revised grading plan addressing the current lot layout and recent grading on the property shall be submitted for review and approval;
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 if subdivision improvements are required;
9. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;

STAFF REPORT  
November 25, 2020

---

**No. 20PL081- Preliminary Subdivision Plan**

**ITEM 3**

---

10. 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 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;
11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
12. Upon submittal of a Final Plat application, a Road Maintenance Agreement shall be submitted for review and approval;
13. Upon submittal of a Final Plat application, all necessary easements shall be shown on the plat document, including an easement to address the drainage from Phase 6;
14. 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,
15. 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 application to create 20 residential lots, leaving an unplatted non-transferable balance. The lots range in size from 0.19 acres to 0.34 acres and are to be known as Phase 8 of Murphy Ranch Estates.

The property is located at the southern terminus of Knuckleduster Road and the eastern terminus of Black Powder 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 zoned Suburban Residential District by Pennington County which requires a minimum 6,500-square foot lot size. The proposed lots meet and/or exceed the minimum lot size requirement.

The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The proposed residential development is in compliance with the City's Comprehensive Plan.

**Utilities:** The property is located within the Rapid Valley Sanitary Sewer District service area. Upon submittal of a Development Engineering Plan application, water and sewer plans and

STAFF REPORT  
November 25, 2020

---

**No. 20PL081- Preliminary Subdivision Plan**

**ITEM 3**

---

analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual, the Rapid City Municipal Code and Rapid Valley Sanitary Sewer District requirements. The sewer plan and analysis must demonstrate that the downstream sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must also be secured as needed.

Blackpowder Road/Knuckleduster Road: The two streets are classified as local street(s) requiring that they 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 Blackpowder Road and Knuckleduster Road must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

A 60-foot wide right-of-way was previously dedicated for Knuckleduster Road. However, the preliminary lot layout shows Knuckleduster Road located within a 52-foot wide right-of-way. Prior to submittal of a Development Engineering Plan application, the construction plans and plat document must show the existing 60-foot wide right-of-way for Knuckleduster Road. If the additional 8 feet of right-of-way along Knuckleduster Road is vacated by Pennington County prior to submittal of a Final Plat application, the recording information vacating the right-of-way must be shown on the plat document.

Sako Court: Sako Court is classified as lane place street requiring that it be located in a minimum 50-foot wide right-of-way and constructed with a minimum 50-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 street must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with the cul-de-sac bulb located in a minimum 104-foot diameter right-of-way and constructed with a minimum 84-foot diameter pavement or must meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Sidewalks: Since the property is located outside of the City limits and the City will not be issuing building permits for the future development of each lot, the applicant should be aware sidewalks are required to be provided as a part of the subdivision improvements for the development.

Master Plan: A previously approved Master Plan for Murphy Ranch Estates shows the extension of Knuckleduster Road to the southern boundary of the property providing access to the adjacent property as required by Chapter 16.16.040.B of the Rapid City Municipal Code. The preliminary lot layout submitted with this application shows the elimination of the street connection and adds Lot 18 to the Master Plan. Prior to submittal of a Development Engineering Plan application, the plat document must be revised to eliminate proposed Lot 18 and Knuckleduster Road must be extended to the south boundary of the property in order to provide access to the adjacent property in compliance with the previously approved Master Plan for Murphy Ranch Estates and pursuant to Chapter 16.16.040.A of the Rapid City

STAFF REPORT  
November 25, 2020

---

**No. 20PL081- Preliminary Subdivision Plan**

**ITEM 3**

---

Municipal Code.

Drainage: This phase of the development drains to an existing detention and stormwater quality facility that has been previously approved. A maintenance agreement for the facility was submitted for recording on September 21, 2020 with the Final Plat application for Phase 7 of Murphy Ranch Estates. The drainage plan and report for this phase have been previously approved.

Development Agreement: Chapter 16.12.040.K of the Rapid City Municipal Code states that a Development Agreement is 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.

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.

STAFF REPORT  
November 25, 2020

---

**No. 20PL081 - Preliminary Subdivision Plan**

**ITEM**

---