

STAFF REPORT  
February 4, 2021

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**No. 21PL004 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Shruald and Nancy Swedlund
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Shruald and Nancy Swedlund
REQUEST	<b>No. 21PL004 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lots 1R, 2R2 and 3, a subdivision of Tract B; located in the SW1/4 of the NE1/4 and NW1/4 of the SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1A, Lot 2A and Lot 3A of Spring Brook Acres
PARCEL ACREAGE	Approximately 29.38 acres
LOCATION	5550 Villaggio Lane
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agricultural District - Low Density Residential District
East:	General Agricultural District - Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 8, 2021
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Villaggio Lane and the 66 foot private drive and utility easements in alignment with the proposed collector street as shown on the City's Major Street Plan shall be submitted for review and approval showing the street located in a minimum 68-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a

**No. 21PL004 - Preliminary Subdivision Plan**

**ITEM 3**

---

- collector street 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. In addition, if an Exception is obtained to waive the requirement to construct the easement(s) extending through the property, then a permanent turnaround shall be constructed at the terminus of Villaggio Lane;
2. Upon submittal of a Development Engineering Plan application, construction plans for the 66-foot wide private access and utility easements located on proposed Lot 2A shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street 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. The easements may also be vacated requiring written concurrence from all of the affected utility companies;
  3. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
  4. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
  5. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) 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;
  6. Prior to submittal of a Final Plat application, the plat document shall be revised to address redline comments;
  7. 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,
  8. 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 reconfigure three existing lots and to dedicate additional right-of-way for Villaggio Lane. The lots will be sized 3.967 acres, 22.909 acres and 2.466 acres, respectively. The development is to be known as Lots 1A, 2A and 3A of Spring Brook Acres.

The property is located at the northern terminus of Villaggio Lane. A single-family residence and two detached garage structures are located on proposed Lot 1A. The balance of 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 REPORT  
February 4, 2021

---

**No. 21PL004 - Preliminary Subdivision Plan**

**ITEM 3**

---

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 with a Planned Development Overlay. The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood which supports single-family residential development. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

Collector Street: Villaggio Lane serves as access to the property and is identified as a collector street. An existing 66-foot private drive and utility easement extends north from Villaggio Lane and connects with an existing 66-foot private drive and utility easement shown as "Woodford Drive". The City's Major Street Plan identifies a collector street extending through the property in the general location of the easements. Upon submittal of a Development Engineering Plan application, construction plans for Villaggio Lane and the 66 foot private drive and utility easements must be submitted for review and approval showing the street located in a minimum 68-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a collector street 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. If an Exception is obtained to waive the requirement to construct the easement(s) extending through the property, then a permanent turnaround must be constructed at the terminus of Villaggio Lane.

Private access and utility easements: The plat document identifies two additional 66-foot private access and utility easements on proposed Lot 2A. Upon submittal of a Development Engineering Plan application, construction plans for the 66-foot wide private access and utility easements must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street 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. The easements may also be vacated on this plat document requiring written concurrence from all of the affected utility companies.

Water: A 10-inch water main has been extending into the property from the terminus of Villaggio Lane to serve the existing residence located on proposed Lot 1A. 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.

The Fire Department has noted that if fire flow requirements cannot be met, all residential structures within the subdivision must be provided with approved fire sprinkler protection. System design and installation must meet the system requirements of NFPA 13, 13R and 13D, as applicable.

Sewer: An 8-inch sewer water main has been extending into the property from the terminus of

STAFF REPORT  
February 4, 2021

---

**No. 21PL004 - Preliminary Subdivision Plan**

**ITEM 3**

---

Villaggio Lane to serve the existing residence located on proposed Lot 1A. 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 Arrowhead 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. Easements and conveyances must be secured as needed for the proposed development. 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. Major Drainage Easements must also be dedicated for any proposed drainage improvements.

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.