GENERAL INFORMATION:

APPLICANT Yasmeen Dream, LLC
AGENT Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER Flump and Lump, LLC
REQUEST No. 21PL064 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION A portion of the N1/2 of the SE1/4 less right-of-way; the N1/2 of the S1/2 of the SE1/4 of Section 14 and Lot 1 of Block 1 of PLM Subdivision #2 of Section 13, located in Sections 13 and 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION Proposed Lots 1 thru 4 of Block 1 of Scotland Hills Subdivision #2
PARCEL ACREAGE Approximately 18.32 acres
LOCATION North of Strumer Road and Ranchester Street intersection
EXISTING ZONING Low Density Residential District
FUTURE LAND USE DESIGNATION Low Density Neighborhood
SURROUNDING ZONING North: Low Density Residential District
South: General Agricultural District - Low Density Residential District
East: Low Density Residential District
West: General Agricultural District - General Commercial District
PUBLIC UTILITIES City sewer and water
DATE OF APPLICATION June 24, 2021
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, construction plans shall be submitted for review and approval showing the extension of approximately 45 feet of water main along Ranchester Street and for a temporary turnaround at the western terminus of
Ranchester Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

2. Prior to submittal of a Development Engineering Plan application, an Exception shall be obtained to allow 37 dwelling units on a cul-de-sac street in lieu of a maximum of 20 dwelling units or the plat document shall be revised accordingly. If an Exception is obtained, then upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in all residential structures. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable. In addition, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative;

3. Prior to submittal of a Final Plat application, the applicant shall contact the Fire Department to conduct a wildland fuels mitigation assessment to determine if a Wild Fire Mitigation Plan for the property is needed. In addition, a copy of the approved plan shall be submitted with the Final Plat application or written documentation from the Fire Department shall be submitted indicating that a plan is not needed;

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

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

6. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;

7. Upon submittal of a Development Engineering Plan application, a plat document shall be submitted for review and approval showing all existing easements located on the subject property. In particular, the easements for the two power transmission lines shall be shown to ensure that they do not conflict with proposed driveway locations;

8. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;

9. 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,

10. 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 four residential lots. The lots will range in size from 4.10 acres to 9.83 acres and are to be known as Lots 1 thru 4 of Block 1, Scotland Hills Subdivision #2.

The property is located directly north of the Stumer Road and Ranchester Street intersection. 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.
ITEM 4

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 I. The Low Density Residential District I requires a minimum lot size of 6,500 square feet for a single-family residential development. All of the proposed lots exceed the minimum lot size requirement.

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.

Ranchester Road: Ranchester Road is located directly south of the subject property and will serve as access to the proposed lots. Ranchester Road is identified as a local street and has been constructed to local street design standards as per the Infrastructure Design Criteria Manual with the exception of a water main in the western 45 feet of right-of-way. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing the water main and the temporary turnaround or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Access: Stumer Road extends north to Ranchester Road providing exclusive access to the subject property. Stumer Road functions as a cul-de-sac and/or dead end street. From the intersection of Stumer Road and Enchanted Pines Drive, 33 lots have one point of access from Stumer Road. As a result of this plat, 37 lots will have one point of access from Stumer Road. As such, Section 2.13.1 of the Infrastructure Design Criteria Manual states that a cul-de-sac street shall not serve more than 20 housing units. Subsequently, prior to submittal of a Development Engineering Plan application, an Exception must be obtained to allow 37 housing units on a cul-de-sac street in lieu of a maximum of 20 or the plat document must be revised accordingly. The Fire Department has indicated that if an Exception is granted, then upon submittal of a Final Plat application, a Covenant Agreement must be entered into with the City to ensure that fire suppression systems are installed in the proposed residential structures. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable. In addition, a Covenant Agreement must be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative.

Section Line Highway(s): A north-south section line highway is located along the common lot line of proposed Lots 1 and 2. To date, the section line highway has not been constructed to City street design standards. The section line highway is located within steep tree lined terrain and is not needed to access adjacent properties. As such, staff has administratively granted an Exception to waive the requirement to improve the section line highway.

Water: The proposed lots are located in the Terracita Water Zone which serves elevations of 3,470 feet to 3,680 feet. The elevation of the proposed development has an average elevation
of 3,500 feet. An 8-inch water main is located in a portion of Ranchester Street. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval extending the water main along the full frontage of the proposed lots, which is approximately 45 feet.

**Sewer**: An 8-inch sewer main is located in Ranchester Street that is designed to serve all four proposed lots. As such, no additional sewer improvements are required as a part of this plat.

**Drainage**: The property is located in the South Robbinsdale Drainage Basin. The total area of the four proposed lots is approximately 26 acres. Any increase in stormwater runoff from the proposed development will be negligible.

**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.

**Summary**: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.