GENERAL INFORMATION:

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>Citcra LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGENT</td>
<td>Renner Associates, LLC</td>
</tr>
<tr>
<td>PROPERTY OWNER</td>
<td>Citcra LLC</td>
</tr>
<tr>
<td>REQUEST</td>
<td>No. 21PL069 - Preliminary Subdivision Plan</td>
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</tbody>
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EXISTING

| LEGAL DESCRIPTION            | A portion of the unplatted balance of the N1/2 of the NW1/4 of the NW1/4 of Section 24, T2N, R7E and a portion of the S1/2 of the SW1/4 of the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |

PROPOSED

| LEGAL DESCRIPTION            | Proposed Lots 1 and 2 of Block 6 of Kateland Subdivision |

PARCEL ACREAGE

Approximately 4.373 acres

LOCATION

Southeast of the intersection of Country Road West and Brooke Street

EXISTING ZONING

General Agricultural District, Medium Density Residential District and Planned Unit Development Zoning Document

FUTURE LAND USE

URBAN NEIGHBORHOOD

SURROUNDING ZONING

| North:                        | Medium Density Residential District |
| South:                        | Low Density Residential District II |
| East:                         | Low Density Residential District II |
| West:                         | Low Density Residential District II |

PUBLIC UTILITIES

City sewer and water

DATE OF APPLICATION

July 7, 2021

REVIEWED BY

Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the two proposed lots shall be included on the same plat document as the nine proposed lots included in the Development Engineering Plan application (File #21PL028) for the adjacent phase of the Kateland Subdivision or a
ITEM 3

Development Engineering Plan application shall be submitted for these two proposed lots limiting the construction of Country Road West and Brooke Street to that portion of the right(s)-of-way that abut the subject property. If the two phases are combined into one Final Plat, then a Development Engineering Plan application is not required for the subject property as the street, drainage and utility improvements are addressed as a part of the approved construction plans for File #21PL028;

2. If the applicant chooses to Final Plat the two phases of Kateland Subdivision separately then the following items shall also be addressed as a part of the Development Engineering Plan application for this phase of the development:
   a) 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;
   b) Construction plans for Country Road West (collector street) and Brooke Street (local street) shall be submitted for review and approval pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
   c) A cost estimate for the required subdivision improvements shall be submitted for review and approval;
   d) A Development Agreement shall be entered into with the City for all public improvements;
   e) Approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
   f) An Oversize Agreement shall be entered into with the City;
   g) Any necessary off-site easements shall be secured;

3. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements and a Major Drainage Easement shall be dedicated for all drainage improvements;

4. 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,

5. 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 two lots sized 2.465 acres and 1.909 acres, respectively. The proposed lots will be known as Lot 1 and 2 of Block 6, Kateland Subdivision.

The applicant has also submitted a Rezoning application to rezone a portion of proposed Lot 1 from General Agriculture District to Medium Density Residential District (File #21RZ018). Please note that the northern portion of proposed Lot 1 is currently zoned Medium Density...
Residential District.

The property is located southeast of the intersection of Country Road West and Brooke Street. Currently, a commercial structure is located on proposed Lot 2 and Lot 1 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: Proposed Lot 1 is currently zoned General Agriculture District and Medium Density Residential District and is currently void of any structural development. As previously noted, the applicant has submitted a Rezoning request to change the zoning of that portion of the property currently zoned General Agriculture District to Medium Density Residential District. A small portion within the northern area of proposed Lot 2 is currently zoned Medium Density Residential District with the balance zoned Planned Unit Development Zoning Document. A commercial building is located on proposed Lot 2 within the Planned Unit Development Zoning Document designation and is used as an indoor photography and videography studio with administrative offices and storage. The applicant should be aware that prior to issuance of a building permit for a residential use on proposed Lot 1, the area zoned General Agriculture District must be rezoned to Medium Density Residential District as proposed. In addition, any expansion of the commercial use on proposed Lot 2 within the area currently zoned Medium Density Residential District will require that this area be rezoned to Planned Unit Development Zoning Document to support the use.

Subdivision Improvements: On July 21, 2021, the City approved a Development Engineering Plan application for an adjacent phase of Kateland Subdivision to create nine lots and to extend Country Road West and Brooke Street. The approved construction plans include the street, utility and drainage improvements required to serve the two proposed lots shown on this Preliminary Subdivision Plan application. If one Final Plat is submitted for the two phases of Kateland Subdivision that includes the nine lots to the north and west of the subject property and the subject property, then a Development Engineering Plan application is not required for this phase of the development. If the two phases are Final Platted separately, then a Development Engineering Plan application must be submitted to create the two proposed lots limiting the construction of Country Road West and Brooke Street to that portion of the right(s)-of-way that abut the subject property and addressing off-site drainage improvements. The applicant has indicated that the two phases will be combined into one Final Plat application.

Water: The proposed lots are located in the North Rapid Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of the proposed development is approximately 3,326 feet. There is a 12-inch water main located in Country Road West right-of-way and an 8-inch water main in Brooke Street right-of-way. As previously noted, construction plans to extend
water to serve the subject property have previously been approved as a part of the approval of the Development Engineering Plan application for the adjacent phase of Kateland Subdivision.

**Sewer:** An 8-inch sewer main is located in Country Road West right-of-way flowing to the east. In addition, an 8-inch sewer main is located along the east boundary of 4114 Brooke Street flowing to the north, which falls into the Country Road West sewer main. As previously noted, construction plans to extend sewer to serve the subject property have previously been approved as a part of the approval of the Development Engineering Plan application for the adjacent phase of Kateland Subdivision.

**Drainage:** The property is located in the Box Elder Drainage Basin. Drainage must be detained to pre-development rates. The drainage improvements required for this phase of Kateland Subdivision are being provided in the adjacent phase of Kateland Subdivision that were recently approved as a part of the Development Engineering Plan approval noted above. Final platting the two phases on one Final Plat application will eliminate the requirement to secure off-site drainage easements and improvements.

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