GENERAL INFORMATION:

APPLICANT: Gene Addink - Hart Ranch Development
AGENT: Brett Grosz - Hart Ranch Development Company
PROPERTY OWNER: Hart Ranch Development Company
REQUEST: No. 21PL075 - Preliminary Subdivision Plan
EXISTING
LEGAL DESCRIPTION: A portion of the S1/2 of the NE1/4 and portions of the N1/2 of the SE1/4 of Section 13, T1S, R7E, BHM, BHM, Pennington County, South Dakota
PROPOSED
LEGAL DESCRIPTION: Proposed Lots 1 of Block 1 and Lots 1 thru 17 of Block 2 of Village on the Green No. 3 Subdivision
PARCEL ACREAGE: Approximately 11.44 acres
LOCATION: West of Arena Drive and south of Anna Court
EXISTING ZONING: Planned Unit Development (Pennington County) - Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION: Park Conservation/Parks & Greenway
SURROUNDING ZONING:
North: Planned Unit Development (Pennington County) - Agricultural District (Pennington County)
South: Planned Unit Development (Pennington County) - Agricultural District (Pennington County)
East: Planned Unit Development (Pennington County) - Agricultural District (Pennington County)
West: Planned Unit Development (Pennington County) - Agricultural District (Pennington County)
PUBLIC UTILITIES: Community water system/lagoon
DATE OF APPLICATION: July 30, 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 for
Anna Court, Street A and Street B, all local streets, shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb on Street A shall be constructed 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;

2. Upon submittal of a Development Engineering Plan application, the applicant shall demonstrate that fire flows are being provided to support the proposed subdivision. If fire flows are insufficient, then upon submittal of a Final Plat application, the applicant shall enter into a Covenant Agreement with the City to ensure that fire suppression systems are installed in all new residential structures. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable. In addition, the covenant agreement shall 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. 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 approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;

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

8. Prior to submittal of a Final Plat, street names for proposed Street A and Street B shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the approved street names shall be shown on the plat document;

9. 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;

10. 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,

11. 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 17 residential lots, leaving an unplatted balance. The lots will range in size from 0.50 acres to
0.71 acres and will be known as Lots 1 of Block 1 and Lots 1-17 of Block 2, Village on the Green No. 3 Subdivision.

The property is located outside of the City limits but within the City’s three mile platting jurisdiction. More particularly, the property is located west of Arena Drive and south of Anna Court. 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 currently zoned Planned Unit Development by Pennington County. The Planned Unit Development allows for single-family residential development. The City’s Future Land Use Plan identifies the appropriate use of the property as Forest Conservation with a small portion identified as appropriate for Parks and Greenway. The Forest Conservation designation supports large lot residential development. The Parks and Greenway designation supports greenway trail systems and recreational facilities. The subject property is within close proximity to the Hart Ranch Golf Course. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Streets: Anna Court abuts the subject property along the north lot line. The applicant’s lot layout identifies Street A and Street B as proposed streets to serve as access to the individual lots. All three streets are classified as local streets. In addition, Street A is a proposed cul-de-sac street. Upon submittal of a Development Engineering Plan application, construction plans for Anna Court, Street A and Street B must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. In addition, the cul-de-sac bulb on Street A must be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

Water: The property is served by a community water system consisting of two wells and pump stations located within the Hart Ranch development. A private 8-inch water main is located within Anna Court right-of-way. 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 to support the proposed development. In addition, easements must be provided as needed.

Sewer: The property is served by a private sewage lagoon located within the Hart Ranch Development. A private 10-inch sewer main is located within Anna Court Right-of-way. 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 not located in a drainage basin defined by the City. 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 report must show that the drainage is being detained to pre-development rates. The drainage system evaluation must also address all discharge points for post versus pre-developed run-off and determine whether storm sewer will be required in the street. In addition, easements must be dedicated as needed.

**Fire Department Comments:** The City Fire Department has indicated that upon submittal of a Development Engineering Plan application, the applicant must demonstrate that fire flows are being provided to support the proposed subdivision. If fire flows are insufficient, then upon submittal of a Final Plat application, the applicant must enter into a Covenant Agreement with the City to ensure that fire suppression systems are installed in all new residential structures. The system design and installation must meet the system requirements of NFPA 13, 13R and 13D, as applicable. In addition, the covenant agreement must 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.

**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.

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