

STAFF REPORT  
November 4, 2021

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**No. 21PL108 - Preliminary Subdivision Plan**

**ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Yasmeen Dream II, LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Yasmeen Dream II, LLC
REQUEST	<b>No. 21PL108 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the east 910 feet of Government Lot 4, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract 2 and dedicated public right-of-way of Diamond Ridge Subdivision
PARCEL ACREAGE	Approximately 7.67 acres
LOCATION	South of E. Anamosa Street and west of Diamond Ridge Boulevard
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 8, 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 E. Anamosa Street shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a principal arterial street or shall meet criteria for obtaining an Exception. The construction plans shall include a street connection from E. Anamosa Street to the paved terminus of Diamond Ridge Boulevard. If an Exception is

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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 from City Council to allow 55 dwelling units with one point of access in lieu of a maximum of 40 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;
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. Upon submittal of a Final Plat application, the plat document shall show the dedication of 50 feet of right-of-way for E. Anamosa Street;
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 to create a 7.67-acre lot, leaving an unplatted balance. The lot is to be known as Tract 2 of Diamond Ridge Subdivision.

On August 16, 2021, the City Council approved a Preliminary Subdivision Plan to create a 17.84-acre lot to be known as Tract 1. The applicant is now proposing to plat the 17.84-acre parcel into two lots, reducing the size of proposed Tract 1 to 10.17 acres and creating Tract 2 as shown on this application.

On September 23, 2021, the Planning Commission approved an Initial Planned Development Overlay application to allow a 384-unit apartment development on the 17.84-acre parcel.

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The property is located approximately south of E. Anamosa Street and west of Diamond Ridge Boulevard. 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 Medium Density Residential District which requires a minimum lot size of 6,500 square feet for a single-family residence or 5,000 square feet plus 1,500 additional square feet for each unit within a multi-family development (apartment development).

The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The Urban Neighborhood designation supports both single-family residential use and multi-family development. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

**Anamosa Street:** The City's Major Street Plan identifies the future construction of Anamosa Street, a principal arterial street along the section line highway located along the northern boundary of the subject property. Upon submittal of a Development Engineering Plan application, construction plans for Anamosa Street must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a principal arterial street or must meet criteria for obtaining an Exception. In addition, the construction plans must include a street connection from E. Anamosa Street to Diamond Ridge Boulevard. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

**Access:** Until E. Anamosa Street is constructed to provide a street connection to an existing street east and/or west of the subject property, Radiant Avenue and Diamond Ridge Boulevard will serve as exclusive access to the subject property. Chapter 2.6 of the Infrastructure Design Criteria Manual states that a street with a single access shall not be used for more than forty (40) dwelling units. As a result of this plat, Radiant Avenue/Diamond Ridge Boulevard will serve as exclusive access to 55 residential lots. As such, prior to submittal of a Development Engineering Plan application, an Exception to Section 2.6 of the Infrastructure Design Criteria Manual must be obtained from City Council to allow 54 lots with one point of access in lieu of a maximum of 40 lots or the plat document must be revised accordingly. If an Exception is obtained, 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 all residential structures. The system design and installation must meet the system requirements of NFPA 13, 13R and 13D, as applicable.

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Water: The proposed lots are located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. The elevation of the proposed development is approximately 3,260 feet to 3,320 feet. Approximately three acres in the northeast portion of the proposed lot is above 3,300 feet and will need to be graded appropriately. There is an existing 12-inch water main in Diamond Ridge Boulevard right-of-way. The applicant should be aware that an Exception to the Infrastructure Design Criteria Manual, Section 3.97, for a dead-end water main is required. 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: An 8-inch sewer main is located in the Diamond Ridge Boulevard 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: Approximately 7 acres of the property is located in the Perrine Drainage Basin and 0.7 acres is located in the Unnamed Tributary 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. The report must show that the drainage is being detained to pre-development rates and must identify the Drainage Basin Elements in the project area. The drainage system evaluation must also address all discharge points for post versus pre-developed run-off and ensure that there will be no inter-basin transfer of stormwater. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of any proposed drainage elements and a Major Drainage easement must be dedicated for all 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.

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