

STAFF REPORT
November 24, 2021

No. 21PL118 - Preliminary Subdivision Plan

ITEM 17

GENERAL INFORMATION:

APPLICANT	BH Capital LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	BH Capital, LLC
REQUEST	No. 21PL118 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4 less the east 312 feet and less Diamond Ridge Subdivision; the NW1/4 of the SW1/4 less the east 312 feet of the north 536 feet less Lot A and less Diamond Ridge Subdivision, all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 27 of Block 2, Lots 12 thru 37 of Block 4, Lots 1 thru 4 of Block 8, Lots 1 thru 7 of Block 9 of Diamond Ridge Subdivision
PARCEL ACREAGE	Approximately 10.07 acres
LOCATION	East of the intersection of Valley Drive and Homestead Street
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	Low Density Residential District II
West:	Medium Density Residential District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	October 28, 2021
REVIEWED BY	Vicki L. Fisher / Dan Kools

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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 Street A, Court A and Court B, 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(s) 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, construction plans Homestead Street, a collector street, 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. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval for re-grading the east ditch along Valley Drive if analysis indicates there are capacity issues. In addition, the plat document shall show the dedication of 34 feet of right-of-way for Valley Drive;
4. 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;
5. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted to Rapid Valley Sanitary District for their review and approval;
6. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
8. 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;
9. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
10. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
11. Prior to submittal of a Final Plat, street names for proposed Street A, Court A and Court B shall be submitted to the Emergency Services Communication Center for review and

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- approval. In addition, the approved street names shall be shown on the plat document;
12. Prior to submittal of a Final Plat application, the property shall be rezoned from General Agriculture District to Low Density Residential District;
 13. 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;
 14. 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,
 15. 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 38 residential lots and a Drainage Lot. The lots will range in size from 0.15 acres (6,534 square feet) to 1.01 acres (43,995.6 square feet) and are being proposed as Phase 2A and 2B of the Diamond Ridge Subdivision.

The property is located approximately 100 feet west of the intersection of Homestead Street and Diamond Ridge Boulevard. The property is currently 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 General Agriculture District. However, the General Agriculture District requires a minimum lot size of 20 acres for residential use(s). As such, prior to submittal of a Final Plat application, that portion of the property zoned General Agriculture District must be rezoned to Low Density Residential District to allow the proposed residential development.

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

Homestead Street: Homestead Street extends through the subject property and is classified as a collector street on the City's Major Street Plan requiring that it be located within a 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street must be submitted for review and approval as identified or must meet criteria for obtaining an Exception. If an

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Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Street A, Court A and Court B: Court A and Court B are cul-de-sac streets and are classified as local streets requiring that the streets be located in a minimum 52-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Street A is also classified as a local street. Upon submittal of a Development Engineering Plan application, construction plans for the streets must be submitted for review and approval as identified 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.

Valley Drive: Valley Drive is located along the west lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that it be located within a 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer. Currently, Valley Drive is located within a 66-foot wide section line highway and constructed with an approximate 24-foot wide paved surface. An administrative exception has been granted waiving the requirement to improve Valley Drive since it would create a discontinuous street design. However, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval for re-grading the east ditch along Valley Drive if analysis indicates there are capacity issues. In addition, the plat document must show the dedication of 34 feet of right-of-way for Valley Drive

Water/Sewer: The property is located in the Rapid Valley Sanitary District (RVSD). Upon submittal of a Development Engineering Plan application, utilities plans must also be submitted to RVSD for their review and approval. The Fire Department has also 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.

Drainage: Approximately 7 acres of the subject property is located within the Perrine Drainage Basin with the balance of the property located within the Unnamed Tributary Drainage Basin. Drainage must be detained to pre-development rates. In addition, there must not be any inter-basin transfer of stormwater. Storm water quality treatment must also be provided as required by Chapter 8.48 of the Rapid City Municipal Code. The applicant must also address all discharge points for post versus pre run-off. Some of the proposed lots appear to be lower in elevation than the proposed street grades. Due to the grades and lack of inlets in the street, the 100-year storm event will need to be contained within the right-of-way. Depth of water over the gutter flow line will need to be lower than the usually allowable 18 inches.

Upon submittal of a Development Engineering Plan application, a drainage plan and report

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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 as identified above. In addition, the drainage report must include an analysis of the ditch capacity on the east side of Valley Drive. Easements must also be dedicated as needed.

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.