

STAFF REPORT
February 24, 2022

No. 22PL006 - Preliminary Subdivision Plan

ITEM #3

GENERAL INFORMATION:

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| APPLICANT | Lilac Flowers LLC |
| AGENT | Renner Associates, LLC |
| PROPERTY OWNER | Lilac Flowers LLC |
| REQUEST | No. 22PL006 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | A portion of the SE1/4 of the NE1/4, south of Interstate 90, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Tract J of Wesleyan Christian Center |
| PARCEL ACREAGE | Approximately 0.773 acres |
| LOCATION | Northeast of the current terminus of Wesleyan Boulevard |
| EXISTING ZONING | General Agricultural District |
| FUTURE LAND USE DESIGNATION | Urban Neighborhood |
| SURROUNDING ZONING | |
| North: | General Agricultural District |
| South: | Medium Density Residential District |
| East: | General Agricultural District |
| West: | General Agricultural District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | January 28, 2022 |
| REVIEWED BY | Marlo Kapsa / Emily Fisher |

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, all redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans for Wesleyan Boulevard, a commercial street, shall be submitted for review and approval showing the street located in a minimum 70-foot wide right-of-way and constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with an approved

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turnaround 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. In addition, the construction plans shall show the transition from standard roadway design to the existing median section design;

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 submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of right-of-way.
8. 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,
9. 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 0.773 acre lot, leaving a 5.37 unplatted non-transferrable balance. The lot will be known as Tract J of Wesleyan Christian Center.

The property is located at the eastern terminus of Wesleyan 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 General Agriculture District which is currently serving as a holding zone. The General Agriculture District does not require a minimum lot size unless residential development is being proposed. In that case, a minimum 40-acre lot is required.

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The applicant should be aware that prior to issuance of a building permit for a residential structure, the property must be rezoned in compliance with the City's Future Land Use Plan, which identifies the appropriate use of the property as Urban Neighborhood. As such, rezoning the property to Low Density Residential or Medium Density Residential would be in compliance with the City's Future Land Use Plan and the City's Comprehensive Plan.

Wesleyan Boulevard: Wesleyan Boulevard, a commercial street, provides access to the subject property. A commercial street must be located in a minimum 70-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Wesleyan Boulevard right-of-way terminates at the subject property. The existing street is located in a 100-foot wide right-of-way and constructed with two 20-foot wide paved lanes separated by a median.

Upon submittal of a Development Engineering Plan application, the plat document must be revised to show a minimum dedication of 70 feet of right-of-way for Wesleyan Boulevard as it extends through the subject property and construction plans must be submitted for review and approval showing the street constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual with an approved turnaround 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. In addition, the construction plans must show the transition from standard roadway design to the existing median section design.

Section Line Highway: A vacated portion of section line highway is located along the east boundary of the property. The plat document does include the recording information for the previously vacated section line highway.

Water: An 8-inch water main is located in Wesleyan Boulevard 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. Easements must also be provided as needed.

Sewer: An 8-inch sewer main is located in Wesleyan 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: The property is located in the Deadwood Avenue 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 for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment. Easements must also be dedicated as needed.

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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.