No. 22PL090 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Bill Freytag
AGENT: Renner Associates, LLC
PROPERTY OWNER: Eastern Slope Land Corp
REQUEST: No. 22PL090 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Restricted Lot A of Kateland Subdivision, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed lots 15 thru 16 of Block 5, Lot 1 of Block 8 of Kateland Subdivision
PARCEL ACREAGE: Approximately 2.96 acres
LOCATION: Country Road West
EXISTING ZONING: Medium Density Residential District
FUTURE LAND USE DESIGNATION: Urban Neighborhood
SURROUNDING ZONING
North: Medium Density Residential District (Planned Development)
South: Low Density Residential District II - Planned Unit Development - Medium Density Residential District - General Agricultural District
East: Medium Density Residential District (Planned Development)
West: General Agricultural District
PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: August 12, 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, construction plans for Petros Drive and Chalkstone Drive shall be submitted for review and approval pursuant to
Figure 2-1 of the Infrastructure Design Criteria Manual for a local street 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, a cost estimate for the required subdivision improvements shall be submitted for review and approval;

3. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

4. 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;

5. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;

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

7. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of any proposed drainage elements created with the proposed development. In addition, Major Drainage Easements shall be dedicated for all drainage improvements;

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 application to create three residential lots including one apartment lot and two lots to later be subdivided to create townhome lots. The lots range in size from 0.23 to 2.05 acres and are to be known as Phase 2D1 of Kateland Subdivision. A Preliminary Subdivision Plan including Phases 2A, 2B, 2C, and 2D has already been reviewed and approved for the remainder of the subject property. The stipulations identified in this Preliminary Subdivision Plan apply only to Phase 2D1 of the project.

The property is located north of the current terminus of Country Road West. 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:

Zoning: The property is currently zoned Medium Density Residential District. Multiple-family dwellings and townhomes are both permitted uses within the Medium Density Residential District.

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

Petros Drive and Chalkstone Drive: Petros Drive and Chalkstone Drive are classified as local streets requiring that they 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. Upon submittal of a Development Engineering Plan application, construction plans for Petros Drive and Chalkstone Drive must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street and the temporary cul-de-sac(s) must meet the design standards set forth in 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 proposed lots are located in the North Rapid Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of this proposed phase is approximately 3,320 feet. The existing water main located in Chalkstone Drive is a dead-end water main requiring further analysis to determine appropriate water supply for the proposed development.

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: There is an existing 8-inch sewer main located in Chalkstone Drive. The proposed lot layout identifies an extension of the main through the development within the proposed right(s)-of-way. Upon submittal of a Development Engineering Plan application, sewer plans and a 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 Box Elder 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. In addition, upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of any proposed drainage elements. Major Drainage Easements must also be dedicated for the proposed 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 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.