

STAFF REPORT  
February 9, 2023

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**No. 22PL143 – Robbinsdale Terrace Subdivision**

**ITEM 2**

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GENERAL INFORMATION:

APPLICANT	Nick Emery
AGENT	Ian Garduna - Renner Associates, LLC
PROPERTY OWNER	South Side Investments
REQUEST	<b>No. 22PL143 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The unplatted part of the S1/2 of the NE1/4 and of the N1/2 of the SE1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 33 and 34 of Block 3 and Lot 27 of Block 5 of Robbinsdale Terrace Subdivision
PARCEL ACREAGE	Approximately 9.85 acres
LOCATION	North of northern terminus of Grandview Drive and southeast of the intersection of Indiana Street and Oak Avenue
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 9, 2022
REVIEWED BY	Alex Osborne / 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 the East Indiana Street extension and turnaround along with the Grandview Drive turnaround, both local streets, shall be submitted for review and approval pursuant to Figure 2-1 of the

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Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. In addition, the turnarounds 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, a utility plan clearly showing the location of water and sanitary sewer service lines for each lot shall be submitted for review and approval;
3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval for the water main and fire hydrants to be located along the two proposed turnarounds;
4. Upon submittal of a Development Engineering Plan application, all information pursuant to Chapter 16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;
5. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
7. 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;
8. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
9. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
10. Prior to submittal of a Final Plat application, the right-of-way for East Indiana Street and the Grandview Drive turn around located outside of the boundaries of this plat shall be dedicated;
11. 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,
12. 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 subdivide an existing lot, creating three residential lots. The lots are to be sized 3.30 acres, 3.28 acres, and 3.53 acres, respectively, and are to be known as Lot 33 and Lot 34 of Block 3, and Lot 27 of Block 5 of Robbinsdale Terrace Subdivision.

The property is located directly north of the northern terminus of Grandview Drive. The property is currently void of all structural development.

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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 Low Density Residential District. The proposed lots exceed the minimum lot size required within the Low Density Residential District.

The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Creating a single-family residential lot is supported within the Low Density Neighborhood designation. Subsequently, the proposed Preliminary Subdivision Plan is in compliance with the City's Comprehensive Plan.

**Streets:** East Indiana Street and Grandview Drive 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.

**Water:** The subject property is located in the Palo Verde Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of the subject property ranges from 3,280 feet to 3,350 feet. Currently, a 12-inch water main is located in East Indiana Street which falls in the Low Level Water Zone. Currently, a 6-inch water main is located in Grandview Drive, which falls in the Palo Verde Water Zone. Construction of a water main with a fire hydrant will be required for the proposed lot layout.

**Sewer:** An 8-inch sewer main is located in East Indiana Street and an 8-inch sewer main is located in Grandview Drive. Construction of an 8-inch sanitary sewer line with manhole access will be required for the East Indiana Street extension and turnaround.

**Drainage:** The property is located in the Meade Hawthorne Drainage Basin. However, given the size of the proposed lots, no drainage improvements are required as a part of this plat proposal. No additional drainage information is needed at this time.

**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

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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.