GENERAL INFORMATION:

APPLICANT: Bill Freytag
AGENT: CITCRA LLC
PROPERTY OWNER: CITCRA LLC
REQUEST: No. 16PL091 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: A portion of the N1/2 of the NW1/4 lying outside the Rapid City Corporate Boundary of Section 24, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Proposed Lots 1 thru 7 of Block 5 of Tyler Knue Subdivision

PARCEL ACREAGE: Approximately 5.91 acres
LOCATION: At the current northern terminus of Kyle Street
EXISTING ZONING: Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION: Low Density Neighborhood

SURROUNDING ZONING
North: Medium Density Residential District
South: Low Density Residential District II
East: Low Density Residential District II
West: Low Density Residential District II

PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: September 7, 2016
REVIEWED BY: Vicki L. Fisher / Ted Johnson

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with stipulations:
1. Prior to submittal of a Development Engineering Plan application, the construction drawings shall be revised to address redlined comments or an Exception shall be obtained to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment. A copy of the approved Exception shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be
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2. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. 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;

3. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;

4. 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 shall be submitted for review and approval. The design report shall 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;

5. Upon submittal of a Development Engineering Plan application, a drainage plan and report shall be submitted for review and approval for the proposed subdivision improvements, including stormwater detention and metering, and post construction-water quality improvements. The design report shall be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer. Stormwater analysis and improvements shall also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall be provided as needed;

6. Upon submittal of a Development Engineering Plan application, a grading plan and an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;

7. Upon submittal of a Development Engineering Plan application, construction plans for Kyle Street shall be submitted for review and approval showing the street 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. In addition, a permanent cul-de-sac bulb shall be provided at the northern terminus of Chalkstone Drive. The construction plans shall show the cul-de-sac bulb located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering application;

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

9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

10. Prior to submittal of a Final Plat application, the property shall be annexed pursuant to Section 16.040.090 of the Rapid City Municipal Code;

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. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan application to create seven residential lots, leaving an unplatted balance. The lots will range in size from 0.15 acres to 0.26 acres and are to be known as Lots 1 through 7 of Block 5 of Tyler Knue Subdivision.

The property is located outside of the City limits of Rapid City, within the City’s platting jurisdiction. More specifically, the property is located at the northern terminus of Kyle Street. Currently, the proposed lot(s) are 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:

Annexation: The proposed lot is bordered on three sides by the City limits of Rapid City. Pursuant to Chapter 16.040.090 of the Rapid City Municipal Code, the area of the subject property being platted must be annexed into the City prior to submittal of a Final Plat application. Upon annexation the property will be zoned No Use District and will be rezoned within 120 days after the effective date of the annexation.

Zoning: The property is currently zoned General Agriculture District by Pennington County. As noted above, prior to submittal of a Final Plat application, that portion of the property being platted must be annexed into the City. The City's Future Land Use Plan identifies the appropriate use of the property as Low Density Residential Neighborhood. The applicant should be aware that the property must be rezoned prior to the issuance of a building permit.

Kyle Street: Kyle Street, a cul-de-sac street, currently terminates along the south lot line of the property and is classified as a local street requiring that it 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. In addition, cul-de-sac bulb must be designed with a minimum 118 foot diameter right-of-way and be constructed with a minimum 96 foot diameter paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Kyle Street must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is granted, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan
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and report must be submitted for review and approval for the proposed subdivision improvements, including stormwater detention and metering, and post construction-water quality improvements. The design report must be in conformance with the Infrastructure Design Criteria Manual and signed and sealed by a Professional Engineer. Stormwater analysis and improvements must also include consideration of current and future stormwater quality requirements and improvements. In addition, easements must be provided as needed.

**Water:** City water currently exists along Kyle Street. 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.

**Sewer:** City sewer currently exists along Kyle Street. 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 for this phase of the development and for future development up stream.

**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.