GENERAL INFORMATION:

APPLICANT         Carlos Colon
AGENT             D.C. Scott Co. Land Surveyors
PROPERTY OWNER    Carlos and Dabra Colon
REQUEST           No. 18PL096 - Preliminary Subdivision Plan
EXISTING          Lot 12 of the S1/2 of the SE1/4 of Pleasant View Subdivision, located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota
LEGAL DESCRIPTION Proposed Lot 12A and Lot 12B of Pleasant Valley Subdivision
PROPOSED          Approximately 2.75 acres
PARCEL ACREAGE    East of Crane Drive, north of Long View Road
LOCATION          Suburban Residential District (Pennington County)
EXISTING ZONING   Low Density Neighborhood
FUTURE LAND USE   Suburban Residential District (Pennington County)
DESIGNATION       Suburban Residential District (Pennington County)
SURROUNDING ZONING Suburban Residential District (Pennington County)
PUBLIC UTILITIES  Private on-site water and sewer
DATE OF APPLICATION September 28, 2018
REVIEWED BY       Vicki L. Fisher / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Upon submittal of a Development Engineering Plan, the plat document shall be revised to address reline comments;
2. Upon submittal of a Development Engineering Plan application, soils data for the proposed lots shall be submitted for review and approval demonstrating that the soils are suitable for on-site wastewater systems;
3. Upon submittal of a Final Plat application, the plat document shall be revised to include the following statement: "Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install an on-site wastewater treatment system for each lot. Prior to installation of such system, plans prepared by a qualified person shall be submitted and approved as required by the City of Rapid City or Pennington County, whomever has jurisdiction. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City or Pennington County, whomever has jurisdiction, subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations."; and,

4. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of one additional foot of right-of-way along Crane Drive.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide a 2.75-acre lot into two residential lots. The lots are sized 1-acre and 1.75-acres, respectively, and are to be known as Lot 12A and 12B of Pleasant View Subdivision.

The property is located outside of the City limits, within the City's three-mile platting jurisdiction. More particularly, the property is located east of Crane Drive and north of Long View Road. 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 zoned Suburban Residential District by Pennington County. The proposed lots meet the minimum one-acre lot size required for on-site water and wastewater and exceed the minimum lot size requirement of the Suburban Residential District.

The City’s Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. The proposed plat to create two residential lots is in compliance with the adopted plan.

Utilities: There are no public and/or community water and sewer facilities within the area to serve the property. The applicant has indicated that on-site water and wastewater is proposed for each lot. In order to ensure that the soils will support a conventional on-site wastewater system, staff is recommending that upon submittal of a Development Engineering Plan application, soils data for the proposed lots be submitted for review and approval. In addition, upon submittal of a Final Plat application, the plat document must
include the following note: “Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install an on-site wastewater treatment system for each lot. Prior to installation of such system, plans prepared by a qualified person shall be submitted and approved as required by the City of Rapid City or Pennington County, whomever has jurisdiction. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City or Pennington County, whomever has jurisdiction, subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations.”.

Crane Drive: Crane Drive is located along the west lot line 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. Currently, Crane Drive is an approximate 20-foot wide dirt road located in a 50-foot right-of-way. On September 7, 2018, an Exception (18EX102) was approved waiving the requirement to improve Crane Drive.

The plat identifies the dedication of one additional foot of right-of-way along Crane Drive. When the property on the west side of Crane Drive plats, an additional foot of right-of-way will be required to secure a minimum 52-foot wide right-of-way for Crane Drive. Staff recommends that upon submittal of a Final Plat application, the plat document continue to show the dedication of one additional foot of right-of-way along Crane Drive.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.