GENERAL INFORMATION:

APPLICANT            4-J Ranch Limited Partnership
AGENT                Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER       4-J Ranch Limited Partnership
REQUEST              No. 18PL100 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION
                      Government Lots 2 thru 3; the NE1/4 of the SW1/4; the 
                      NW1/4 of the SE1/4; Lot 1 of the NE1/4 of the SE1/4 less 
                      that part lying east of Highway 79; less Lot H2; the N1/2 
                      of the SW1/4 of the SE1/4; the SE1/4 of the SW1/4 of the 
                      SE1/4; Lot 1 of the SE1/4 of the SE1/4 less Lot H2, all 
                      located in Section 5, T1S, R8E, BHM, Pennington 
                      County, South Dakota
PROPOSED LEGAL DESCRIPTION
                      Proposed Tract A of 4-J Ranch Addition
PARCEL ACREAGE       Approximately 221.82 acres
LOCATION             Approximately 2.75 miles south of Rapid City landfill on 
                      the west side of S.D. Highway 79
EXISTING ZONING       General Agricultural District (Pennington County)
FUTURE LAND USE 
DESIGNATION          Agriculture
SURROUNDING ZONING    General Commercial District (Pennington County) - Low 
                      Density Residential District (Pennington County)
                      South: General Agricultural District (Pennington County)
                      East: Limited Agricultural District (Pennington County)
                      West: General Agricultural District (Pennington County)
PUBLIC UTILITIES     Private on-site water and wastewater
DATE OF APPLICATION   October 16, 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, construction plans for the north/south collector street as shown on the City’s Major Street Plan shall be submitted for review and approval. In particular, the construction plans shall show the street located in a minimum 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

3. Upon submittal of a Final Plat application, the plat document shall be revised to show the dedication of a minimum 34-foot wide right-of-way along the north lot line and the south lot line with 5 additional feet of right-of-way the first 200 feet as they extend west from S.D. Highway 79, respectively, to provide half of the required right-of-way for the proposed collector street(s) as shown on the City’s Major Street Plan;

4. 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,

5. Upon submittal of a Final Plat application, the plat title shall be revised to read “…N1/2SW1/2SE1/4; SE1/4SW1/4SE1/4; Lot 1 of SE1/4SE1/4 less Lot H2”, removing the comma from the SE1/4SW1/4SE1/4 description;

6. 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,

7. 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 to create a 221.82-acre lot. The lot is to be known as Tract A of 4-J Ranch Addition.

The property is located outside of the City limits, within the City’s three-mile platting jurisdiction. More specifically, the property is located approximately 2.75 miles south of the City’s landfill along the west side of S.D. Highway 79. 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 General Agriculture District Pennington County. The proposed 221.82-acre tract meets the minimum lot size requirement of 40 acres of the General Agriculture District.

The City’s Future Land Use Plan identifies the appropriate use of the property as Agriculture. The proposed plat to create one large agricultural tract 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, soils data for the proposed lot must be submitted for review and approval as a part of a building permit/on-site wastewater permit with Pennington County. 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.”.

S.D. Highway 79: S.D. Highway 79 is located along the east lot line of the property and is classified as a principal arterial street on the City’s Major Street Plan. A principal arterial street must be located within a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. S.D. Highway 79 is located within a 300-foot wide right-of-way and constructed as a divided highway with two north bound lanes and two south bound lanes. An Exception (18EX117) has been approved waiving curb, gutter, sidewalk, street light conduit, sewer and dual water along S.D. Highway 79. As such, no improvements are needed for the street as a part of this plat application.

Section Line Highways: A section line highway is located along the north lot line and the south lot line, respectively. The section line highways are classed as collector streets on the City’s Major Street Plan. A collector street must be located in a minimum 68-foot wide right-of-way
with 10 additional feet of right-of-way the first 200-feet as they extend west from S.D. Highway 79 and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Exception (18EX118 and 18EX119) have been approved waiving the requirement to improve the section line highways with the stipulation that half of the right-of-way be dedicated as a part of platting the property. Upon submittal of a Final Plat application, the plat document must be revised to show the dedication of right-of-way as identified.

**Collector Street:** The City’s Major Street Plan identifies a proposed collector street extending north/south through the property. A collector street must be located in a minimum 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the collector street must be submitted for review and approval as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

**Platting Process:** If Exceptions are obtained to waive the requirement to provide any subdivision improvements, then a Development Engineering Plan application is not necessary. Subsequently, the applicant can proceed with the submittal of a Final Plat application. However, the $250.00 application fee plus $20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application must be paid as a part of the Final Plat submittal.

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