

STAFF REPORT  
February 21, 2019

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**No. 19PL002 - Preliminary Subdivision Plan**

**ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Robert Sundby
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Wind River LLC
REQUEST	<b>No. 19PL002 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 12 of Una-Del Acres No. 2, located in the NE1/4 of the SE1/4 of Section 21, T1N, R7E, BHM, Rapid City, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 12A and Lot 12B of Una-Del Acres No. 2
PARCEL ACREAGE	Approximately 1.22 acres
LOCATION	Southwest of the intersection of Sheridan Lake Road and Wildwood Drive
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:	General Commercial District (Planned Development)
West:	Low Density Residential District
PUBLIC UTILITIES	Proposed City sewer and water
DATE OF APPLICATION	January 14, 2019
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Upon submittal of a Final Plat application, an approved cost estimate and surety for the installation of sidewalk along proposed Lot 12B and for the removal of the driveway adjacent to proposed Lot 12B shall be submitted;
2. Prior to submittal of a Final Plat application, the existing on-site wastewater system shall be abandoned and the existing residence shall be connected to City sewer;

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- and,
3. Prior to submittal of a Final Plat application, the plat document shall be revised to show access and drainage easements on proposed Lot 12A as proposed.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to create two residential lots. The lots will be known as Lots 12A and 12B of Una-Del Acres No. 2 and will be sized 0.566 acres and 0.625 acres, respectively.

The property is located southwest of the intersection of Sheridan Lake Road and Wildwood Drive. A single family residence, garage and shed are currently located on proposed Lot 12B.

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 Low Density 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.

Wildwood Lane: Wildwood Lane is located along the north lot line of the property and serves as access to the property. Wildwood Lane is classified as a local street requiring that it be located within a minimum 52-foot wide right-of-way with an additional 10-feet of right-of-way the first 200-feet as it extends west from Sheridan Lake Road, a Principal Arterial Street. In addition, the street must be constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Wildwood Lane is located in a 50-foot wide right-of-way and constructed as a local street with the exception of sidewalk. The proposed plat identifies the dedication of the required additional right-of-way. Typically, sidewalks are required as a part of a building permit for the proposed lot. However, since proposed Lot 12B is currently developed with a single family residence, garage and shed, sidewalk along this lot must be constructed as a part of the required plat improvements. The applicant has also submitted a site plan showing that the existing driveway to the property will be relocated to the west to serve as a shared approach between the two proposed lots. Upon submittal of a Final Plat application, an approved cost estimate and surety for the installation of the sidewalk along proposed Lot 12B and for the removal of the existing driveway must be submitted.

Sheridan Lake Road: Sheridan Lake Road 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 requiring that the street be located in 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

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water. Sheridan Lake Road has been constructed to Principal Arterial Streets as it abuts the property so no additional improvements are needed as a part of this plat review. The applicant should be aware that as a part of the Sheridan Lake Road Corridor Study, multiple options are being evaluated for the Sheridan Lake Road/Catron Boulevard/Wildwood Drive intersection which may have an impact on this property. A website has been established as part of the study to inform the public, communicate identified issues and allow feedback on the study alternatives. Property owners within the study area corridor have been notified of the website.

Utilities: The existing residence is currently served by a private on-site well and wastewater system. However, City sewer and water exists within the Wildwood Drive right-of-way. The applicant is currently working with the City to abandon the on-site wastewater facility and to connect to City sewer and water. Prior to submittal of the Final Plat application, the existing on-site wastewater system must be abandoned and the connection to City sewer completed.

Floodplain: The Federal Emergency Management Agency (FEMA) has studied several areas of our community and developed floodplain maps identifying the boundary of the federally designated 100-year floodplain. This property is currently located within an unstudied area. However, there may be a potential for 100-year floodplain to be designated on the property if/when the area is studied by FEMA in the future since there is regional drainage running through the property. If floodplain is identified on the property, it may affect the buildable areas on the property. Even though not a City issue, this may also affect home owner insurance rates.

Platting Process: Once surety has been posted for the construction of sidewalk and the relocation of the driveway and the existing residence has connected to City sewer as noted above, there will be no other subdivision improvements required as a part of this plat. As such, the applicant will not be required to submit a Development Engineering Plan application and may proceed to the submittal of a Final Plat application.

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