

STAFF REPORT
May 9, 2019

No. 19PL031 - Preliminary Subdivision Plan

ITEM# 6

GENERAL INFORMATION:

APPLICANT	Double L Properties, LLC
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Double L Properties, LLC
REQUEST	No. 19PL031 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The balance of Tract A of the Ranch of Black Gap, located in the E1/2 of the SE1/4 of Section 8, T1S, R8E, BHM, and the W1/2 of the SW1/4 of Section 9, T1S, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 10 of Block 3 of Ranch at Black Gap (One Commercial Lot)
PARCEL ACREAGE	Approximately 25.033 acres
LOCATION	South of the intersection of Black Gap Road and Highway 79
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	Private Water/On-site Wastewater
DATE OF APPLICATION	April 12, 2019
REVIEWED BY	John Green / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to address redline comments. In addition, the redline comments shall be returned with the Final Plat application;

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2. Prior to submittal of the Final Plat application, the plat document shall be revised to include two signature lines for the Certificate of Highway or Street Authority for both the South Dakota Department of Transportation and the Ranch at Black Gap Road District authority;
3. Prior to submittal of the Final Plat application, the plat document shall be revised to remove the on-site wastewater note;
4. Prior to submittal of a Final Plat application, that portion of the proposed plat located outside of the City's three mile platting jurisdiction shall be reviewed and approved by Pennington County;

GENERAL COMMENTS: The applicant has submitted a Preliminary Subdivision Plan application to plat an existing non-transferable balance of land for future development. The proposed lot is to be known as Lot 10 of Block 3 of the Ranch at Black Gap Subdivision and is approximately 25.033 acres in size. The subject property is partially located within the 3-Mile platting jurisdiction of the City.

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 application and notes the following considerations:

Three-Mile Platting Jurisdiction: Approximately 24.1 acres of the proposed lot are located within the City's Three-Mile platting jurisdiction. However, a 0.88 acre area of the proposed lot on the northeast corner of the parcel is located outside the City's platting jurisdiction. As such, prior to submittal of a Final Plat application, that portion of the proposed plat located outside of the City's three mile platting jurisdiction must be reviewed and approved by Pennington County

Zoning: The subject property is currently zoned Planned Unit Development by Pennington County and is identified for commercial use within the Planned Unit Development in the future. The Pennington County Planning Department has indicated that the proposed plat is in compliance with the Planned Unit Development. The Future Land Use for the property is listed as Low Density Neighborhood. The proposed lot is in compliance with the City's Future Land Use Plan.

Black Gap Road: Black Gap Road is adjacent to the subject property's northern lot line and is classified as a Collector Street on the City's Major Street Plan, requiring that it be located in a minimum of 68 feet of right-of-way and constructed with a minimum 24 feet of pavement, curb, gutter, sidewalk, street light conduit, water, and sewer. Black Gap Ranch Road is currently located in 80 feet of right-of-way and is constructed with 32 feet of pavement, drainage ditches, and street lights. On April 30, 2019, an Exception (File# 19EX068) was granted waiving the requirements to improve Black Gap Road to City street design standards.

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Ambush Ranch Road: Ambush Ranch Road is adjacent to the property along its southern lot line and is a local street, requiring that it be located in a minimum of 52 feet of right-of-way and constructed with a minimum of 26 feet of pavement, curb, gutter, sidewalk, street light conduit, water, and sewer. Ambush Ranch Road is currently located in 66 feet of right-of-way and is constructed with 24 feet of pavement, drainage ditches, and street lights. On April 30, 2019, an Exception (File 19EX067) was granted waiving the requirement to construct Ambush Ranch Road to City design standards.

South Dakota Highway 79: South Dakota Highway 79 is identified as a Principal Arterial Street on the City's Major Street Plan, requiring that it be located in a minimum of 100 feet of right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Currently, South Dakota Highway 79 is located in 300 feet of right-of-way and constructed with a four lane divided paved surface exceeding the minimum required pavement width. On April 30, 2019, an Exception (File# 19EX066) was granted waiving the requirement to construct South Dakota Highway 79 to City street design standards.

Water: The Ranch at Black Gap is currently served by a private water system and is located outside the Urban Services Boundary of the City. No additional water service information will be required with the Final Plat application.

Sewer: The Ranch at Black Gap is currently served by on-site wastewater treatment systems. No additional sewer service information will be required with the Final Plan Plat application. Any on-site wastewater systems must be permitted through Pennington County.

Certificate of Highway or Street Authority: The Pennington County Highway Department has indicated that the streets within the Ranch at Black Gap are located within the Ranch at Black Gap Road District. As such, in addition to the State's signature on the plat document, the Certificate of Highway or Street Authority must be signed by an authorized agent with the Ranch at Black Gap Road District.

Platting Process: On April 30, 2019, Exceptions were obtained waiving the requirement to improve Black Gap Road, Ambush Ranch Road, and South Dakota Highway 79 to City street design standards. As such, no subdivision improvements will be required with the platting of the subject property, negating the need for a Development Engineering Plan application. Prior to issuance of a Building Permit, a Final Plat application must be submitted for review and approval.

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