GENERAL INFORMATION:

APPLICANT: School House LLC
AGENT: Renee Catron - Renner Associates, LLC
PROPERTY OWNER: School House LLC
REQUEST: No. 19PL088 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: A portion of the SE1/4 of the S1/4 of the SW1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lots 1 and 2 of Pioneer Subdivision No. 3 (Two residential lots)
PARCEL ACREAGE: Approximately 8.5 acres
LOCATION: 9340 Clarkson Road
EXISTING ZONING: Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION: Forest Conservation
SURROUNDING ZONING:
   North: Suburban Residential District (Pennington County)
   South: Low Density Residential District (Pennington County)
   East: Suburban Residential District (Pennington County)
   West: Suburban Residential District (Pennington County)
PUBLIC UTILITIES: Private well and septic
DATE OF APPLICATION: October 9, 2019
REVIEWED BY: Fletcher Lacock / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to remove the proposed Vacation of Right-of-Way or the right-of-way shall be vacated through Pennington County and the recording number identified on the plat prior to submittal of a Final Plat application;
2. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the existing overhead powerline located within an existing easement or, including the recording information, or a utility easement shall be dedicated on the plat;
STAFF REPORT
November 7, 2019

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ITEM 3

3. Upon submittal of a Development Engineering Plan application, the property owner’s certificate shall be revised to identify Larry Teuber signing as a member of School House, LLC;

4. Upon submittal of a Final Plat, a signed covenant agreement for fire sprinkler protection shall be submitted for review and approval and recording with the Final Plat document; and,

5. Upon submittal of a Final Plat, a Wildland Fuels Mitigation Plan shall be approved.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan application to create two residential lots in the City’s three-mile jurisdiction. The proposed lots will be 1.445 acres and 6.983 acres in size to be known as Lots 1 and 2 of Pioneer Subdivision No. 3. The property is located north of the intersection of Pioneer Circle and Clarkson Road which is southwest of Rapid City limits.

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 currently zoned Suburban Residential District by Pennington County. Pennington County Planning has indicated that the proposed lots exceed the minimum lot size requirement. The City’s Future Land Use Plan identifies the area as appropriate for Forest Conservation. Large lot residential is an identified secondary use in the district.

Streets: The property abuts Pioneer Circle and Clarkson Road which are local streets requiring a minimum of 52 feet of right-of-way and a minimum 26-foot wide paved surface, curb gutter, sidewalk, street light conduit, water and sewer. The existing right-of-way width is 66 feet for both streets. The property also abuts a Section Line Highway along the south property line which is also classified as a local street. On September 12, 2019, an Exception to the Infrastructure Design Criteria Manual was approved to waive the requirement to construct water, sewer, street light conduit, widening the paved surface, curb gutter and sidewalk for Clarkson Road, Pioneer Circle and the Section Line right-of-way.

The plat document identifies portions of Pioneer Circle and Clarkson Road right-of-way to be vacated on this plat. The applicant should be aware that the property is located outside City limits and right-of-way can only be vacated by Pennington County. As such, upon submittal of a Development Engineering Plan application, the plat document must be revised to remove the proposed Vacation of Right-of-Way or the right-of-way must be vacated through Pennington County and the recording number identified on the plat prior to submittal of a Final Plat application.
Water and Sewer: The applicant has indicated that the two lots will be served by on-site wells and wastewater systems. The applicant should be aware that according to the USDA Web Soil Survey, the soils classification is "very limited". Any on-site wastewater treatment must be designed in compliance with Pennington County Zoning Ordinance 204-J.

Fire Department: The property is located in a high fire hazard area. As such, the Pennington County Fire Department has indicated that a fire sprinkler suppression system and a wild land fuels mitigation plan must be secured prior to approval of a Final Plat. Upon submittal of a Final Plat, a signed covenant agreement for fire sprinkler protection must be submitted for review and approval and recording with the Final Plat document and a Wildland Fuels Mitigation Plan must be approved.

Plat Document: The Register of Deeds has identified that the property owners certificate must be amended to include the name of the signing member. As such, upon submittal of a Development Engineering Plan application, the plat document must be revised to identify Larry Teuber signing as a member of School House, LLC. In addition, the submitted site plan identifies an overhead powerline crossing the south end of the two proposed lots. Upon submittal of a Development Engineering Plan application, the plat document must be revised to show the existing overhead powerline located within an existing easement or, including the recording information, or a utility easement must be dedicated on the plat.

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