No. 19PL097 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Harold Bies
AGENT: Jerry Foster - FMG Engineering
PROPERTY OWNER: Harold Bies
REQUEST: No. 19PL097 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: The SW1/4 of the NW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lots 1 thru 4 of Sunset Meadows Subdivision (4 residential lots)
PARCEL ACREAGE: Approximately 40.2 acres
LOCATION: North of Highway 44 and east of Anderson Road
EXISTING ZONING: General Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION: Low Density Neighborhood
SURROUNDING ZONING:
North: General Agricultural District (Pennington County)
South: General Agricultural District (Pennington County)
East: General Agricultural District (Pennington County)
West: Limited Agricultural District (Pennington County)
PUBLIC UTILITIES: Rapid City Water/On-site Wastewater
DATE OF APPLICATION: November 8, 2019
REVIEWED BY: John Green / Dan Kools

RECOMMENDATION:
Staff recommends approval of the Preliminary Subdivision Plan with the following stipulations:
1. Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road shall be submitted for review and approval showing the dedication of 50 feet of right-of-way, half of the 100 feet of right-of-way required for a Minor Arterial Street, and constructed pursuant to Figure 2-1 of the Infrastructure Criteria Design Manual or shall meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, soils data shall be provided demonstrating that the soils are suitable for on-site wastewater treatment systems;

3. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;

4. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements if subdivision improvements are required;

5. Prior to submittal of a Final Plat application, a Variance from the Pennington County Planning Commission shall be approved to allow reduced lot sizes in the Limited Agricultural District for the proposed development. A copy of the minutes of the approval shall be submitted with the Final Plat application;

6. Upon submittal of a Final Plat application, an agreement securing ownership and maintenance of proposed drainage elements shall be submitted for recording;

7. 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,

8. 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 application to subdivide an existing 40 acre parcel into four residential lots each approximately 9.7 acres in size and to dedicate additional right-of-way for Anderson Road. The proposed lots are to be known as Lots 1 thru 4 of Sunset Meadows Subdivision.

The subject property is located outside of the City limits, but within the Rapid City 3-Mile Platting Jurisdiction. The subject property is located south of the intersection of Anderson Road and Long View Road and is void of 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:

Zoning: The subject property is currently zoned General Agricultural District within Pennington County. The property has recently been rezoned to Limited Agricultural District, requiring a minimum lot size of 10 acres. The proposed lots are approximately 9.7 acres in size, requiring review and approval of a Variance from Pennington County to allow reduced lot sizes in the district. Prior to submittal of a Final Plat application, a Variance from the Pennington County Planning Commission to allow reduced lot sizes in the Limited Agricultural District must be approved. A copy of the minutes of approval must be submitted with the Final Plat application.
Anderson Road: Anderson Road is classified as a proposed Minor 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 pavement width of 36 feet, water, sewer, curb, gutter, sidewalk, and street light conduit. Anderson Road is currently located in a 66-foot section line highway and constructed with 24 feet of pavement and City water. Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road shall be submitted for review and approval showing the dedication of 50 feet of right-of-way, half of the 100 feet of right-of-way required for a Minor Arterial Street, and constructed pursuant to Figure 2-1 of the Infrastructure Criteria Design Manual or shall meet criteria for obtaining an Exception or Variance (sidewalk). If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Water: The proposed lot is currently served by an existing 12-inch water main located in an easement on the subject property adjacent to Anderson Road. As a result of the dedication of additional right-of-way for a Minor Arterial Street, the existing water main will be located within the Anderson Road right-of-way once the platting process is complete. The applicant should be aware that the City may charge additional connection fees for water service to the proposed lots since they are outside of Rapid City limits. No additional water service information will be required with the Development Engineering Plan application.

Sewer: The proposed lot is not currently served by Rapid City sewer service. The applicant has indicated that each of the proposed lots will utilize a private septic tank system for sewer service. Upon submittal of a Development Engineering Plan application, soils data must be provided demonstrating that the soils are suitable for on-site wastewater treatment systems.

Drainage: The plat document identifies a proposed Major Drainage Easement located on the northeast corner of proposed Lots 1 and 2 of the subdivision. Upon submittal of a Final Plat application, an agreement securing ownership and maintenance of the proposed drainage elements must be submitted for recording.

Plating Process: If an Exception is obtained waiving the requirement to improve Anderson Road, the applicant will not be required to submit a Development Engineering Plan application. Instead, upon approval of this Preliminary Subdivision Plan by City Council and securing the lot size Variance from Pennington County, the applicant can submit a Final Plat application. The soils data required for on-site wastewater treatment analysis can be submitted with the Final Plat application.

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