

STAFF REPORT
January 7, 2021

No. 20PL101 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Lorin and Debra Lippert
AGENT	D.C. Scott Co. Land Surveyors
PROPERTY OWNER	Lorin and Debra Lippert
REQUEST	No. 20PL101 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Government Lot 4 of Section 7 less the N1/2 of the N1/2 thereof and less Lot H1 thereof, located in Section 7, T1N, R9E of BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract A and Tract B of Lippert Addition
PARCEL ACREAGE	Approximately 38 acres
LOCATION	14830 Long View Road
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Buffer Reserve
SURROUNDING ZONING	
North:	Limited Agricultural District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	General Agricultural District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	December 11, 2020
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 Final Plat application, 50 feet of right-of-way shall be dedicated from the section line highway located along Long View Road as shown on the proposed plat document; and,
2. Upon submittal of a Final Plat application, the plat document shall show any necessary easements.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create two

STAFF REPORT
January 7, 2021

No. 20PL101 - Preliminary Subdivision Plan

ITEM 5

residential lots. The lots will be sized 10 acres and 17.39 acres, respectively and are to be known as Tracts A and B of Lippert Addition.

The property is located in the northeast corner of the intersection of Radar Hill Road and Long View Road. The property is outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. Currently, a single-family residence, barn and two sheds are located on proposed Tract B. Tract A 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 Limited Agriculture District by Pennington County. The Limited Agriculture District requires a minimum lot size of 10 acres. The proposed lots meet the minimum lot size requirement. The existing development on proposed Tract B is a permitted use within the Limited Agriculture District. Any future use of Tract A will require that a building permit be obtained from the Pennington County Planning Department. The Pennington County Highway Department has also noted that an Approach Permit must be secured with their office for any future access to proposed Tract A.

The City's Future Land Use Plan identifies the appropriate use of the property as Buffer Reserve, which allows existing land uses to remain and encourages future redevelopment of the area to create a buffer from major public facilities, which in this case is the Rapid City Regional Airport. The proposed plat is in compliance with the City's Comprehensive Plan.

Radar Hill Road: Radar Hill Road is located along the west lot line of the property and is identified as a principal arterial street on the City's Major Street Plan requiring the street be located in a minimum right-of-way width of 100 feet and constructed with a minimum pavement width of 36 feet, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 100-foot wide right-of-way and constructed with an approximate 34-foot wide paved surface and City water. The Pennington County Highway Department has noted that they are not requiring any street improvements as a part of this plat. As such, an administrative Exception has been granted to waive the requirement to improve the street to meet City street design standards.

Long View Road: Long View Road is located along the south lot line of the property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum right-of-way width of 100 feet and constructed with a minimum pavement width of 36 feet, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Long View Road is located in a 66-foot wide section line highway and constructed with an approximate 20-foot wide paved surface and City water. The proposed plat identifies dedicating the north 33 feet of section line highway and an additional 17 feet of right-of-way

STAFF REPORT
January 7, 2021

No. 20PL101 - Preliminary Subdivision Plan

ITEM 5

from the subject property for a total of 50 feet of dedicated right-of-way. The Pennington County Highway Department has noted that they are not requiring any street improvements as a part of this plat. As such, an administrative Exception has been granted to waive the requirement to improve the street to meet City street design standards with the stipulation that the Final Plat continue to show the proposed 50 feet of dedicated right-of-way for Long View Road.

Utilities: The existing development currently located on the property is served by an on-site well and an on-site septic tank and drainfield. City sewer is located 2 miles west and south of the property. Even though City water is located in the adjacent street rights-of-way, there is no requirement that they connect to City water as a part of platting the property. As such, no utility improvements are required as a part of this plat.

Drainage: The property is not located in a drainage basin defined by the City. Since there are not any subdivision improvements required as a part of platting the property, a drainage plan is not being required. However, upon submittal of a building permit to Pennington County for any future development on the property, the applicant must demonstrate that drainage is being detained to pre-development rates and that storm water quality treatment is being provided.

Platting Process: Since no subdivision improvements are required, the applicant is not required to submit a Development Engineering Plan application. Instead, upon approval of this Preliminary Subdivision Plan application by the City's Planning Commission and City Council, the applicant may submit 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.