

STAFF REPORT  
January 21, 2021

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**No. 20PL103 - Preliminary Subdivision Plan**

**ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Bill Freytag
AGENT	Eric Howard - Renner Associates, LLC
PROPERTY OWNER	KTLDCO, LLC
REQUEST	<b>No. 20PL103 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of the N1/2 of the NE1/4 of the SE1/4 of Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract 1 and 2 of Rockinon Ranch Estates
PARCEL ACREAGE	Approximately 9.446 acres
LOCATION	1221 Santana Court
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	General Agricultural District (Pennington County)
East:	Low Density Residential District (Planned Development)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	City sewer and
DATE OF APPLICATION	December 23, 2020
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 Development Engineering Plan application, construction plans shall be submitted for review and approval showing a permanent turnaround at the western terminus of Santana Court. The turnaround shall be located within right-of-way and shall be constructed pursuant to Section 2.13 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;

STAFF REPORT  
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---

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---

2. Upon submittal of a Development Engineering Plan application, construction plans for the proposed 49-foot wide access and utility easement shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval show a manhole in lieu of a cleanout at the western terminus of Santana Court or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
6. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show the proposed access and utility easement as a "private" access and utility easement;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to show Tract 1 and Tract 2 abutting a public right-of-way (street) a minimum distance of 25 feet each pursuant to Chapter 17.10.050.E of the Rapid City Municipal Code or a Zoning Exception shall be obtained to reduce the distance to 24.5 feet as currently shown;
9. 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,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to create two residential lots, leaving a 40 acre unplatted balance. The lots are to be sized 5.11 acres and 4.336 acres, respectively, and will be known as Tracts 1 and 2 of Rockinon Ranch Estates.

The property is located at the western terminus of Santana Court. On May 23, 2019, the Planning Commission approved a Conditional Use Permit to allow an over-size garage to be constructed on the property. Building permit(s) have been issued for the garage and for a residence. The garage has been constructed. The residence is not yet constructed on the property. Tract 1 is currently void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the

STAFF REPORT  
January 21, 2021

---

**No. 20PL103 - Preliminary Subdivision Plan**

**ITEM 6**

---

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 Low Density Residential District which requires a minimum lot size of 6,500 square feet. The proposed lots exceed the minimum lot size requirement. In addition, the residence and garage located on Tract 2 are permitted uses in the Low Density Residential District. Future development of Tract 1 must also comply with the Low Density Residential District.

The City's Future Land Use Plan identifies the appropriate use of the property as Forest Conservation which encourages a minimum lot size of three acres. As noted above, the two lots are 5.11 acres and 4.336 acres in size. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

Santana Court: Santana Court serves as access to the proposed lots and currently terminates at the east lot line of the subject property. The original Master Plan for Rockinon Ranch Estates identified Santana Court extending further west. Since the revised layout shows the street terminating in its current location, a permanent turnaround must be provided. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval for the permanent turnaround. The turnaround must be located within right-of-way and must be constructed pursuant to Section 2.13 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Lot configuration: Chapter 17.10.050.E of the Rapid City Municipal Code requires each lot to abut a public street a minimum distance of 25 feet. The proposed plat shows that the two proposed lots will abut Santana Court a distance of 24.5 feet each. As such, prior to submittal of a Final Plat application, a Zoning Exception must be obtained to reduce the distance to 24.5 feet or the plat document must be revised to comply with the requirement. Please note that if a turnaround is provided at the end of Santana Court and is located in right-of-way, this issue is resolved.

Access and Utility Easement: The plat identifies a proposed 49-foot wide access and utility easement extending west from the terminus of Santana Court to serve as access to the two proposed lots and the unplatted balance. Upon submittal of a Development Engineering Plan application, construction plans for the proposed easement must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a lane place street or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

STAFF REPORT  
January 21, 2021

---

**No. 20PL103 - Preliminary Subdivision Plan**

**ITEM 6**

---

Water: The eastern portion of the property is located in the Lower Northridge PRV Water Zone which serves elevations of approximately 3,440 feet to 3,550 feet. The eastern portion of the property is located in the Northridge Water Zone serving elevations of approximately 3,550 feet to 3,760 feet. The elevation of the proposed lots is approximately 3,530. The unplatted portion of the property will mostly be in the Northridge Water Zone and since there is no Northridge water mains in Santana Court, this area will be unserviceable at this time. There is a 6-inch Lower Northridge PRV Water Zone main located in Santana Court, which is anticipated to serve the two proposed lots.

The Fire Department has noted that if fire flow requirements cannot be met, all residential structures within the subdivision must be provided with approved fire sprinkler protection. System design and installation must meet the system requirements of NFPA 13, 13R and 13D, as applicable.

Sewer: A sewer main currently exists in Santana Court with a termination cleanout at the west end for future extension of the street as per the previously approved master Plan for Rockinon Ranch Estates. This development indicates that Santana Street is no longer proposed to be extended to the west. As such, a manhole must be provided at the terminus of the street in lieu of a cleanout. Any structures within 400 feet of the sewer main is required to connect to the sewer main.

Drainage: The property is primarily located in the Haines Avenue Drainage Basin. A drainage pond is located immediately downstream on adjacent Lot 9 which addresses detention and water quality requirements.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provide criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that upon submittal of the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval as required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Development Agreement: Section 1.16.1 of the Infrastructure Development Criteria Manual states that a Development Agreement may be required for construction approval. A Development Agreement is a tool which will provide the City and the developer with an instrument to document the financial and procedural requirements for the development of public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement must be entered into with the City for all public improvements.

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