

STAFF REPORT
March 4, 2021

No. 21PL008 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Ian Estes and Bradley Estes
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.
PROPERTY OWNER	Ian Estes and Bradley Estes
REQUEST	No. 21PL008 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Ridgeland Heights No. 2 Subdivision, located in Section 35, T2N, R6E, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A, B and C of Lot 1 of Ridgeland Heights No. 2 Subdivision
PARCEL ACREAGE	Approximately 3.91 acres
LOCATION	500 Ridgeland Loop
EXISTING ZONING	Low Density Residential District (Pennington County) - General Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County) - General Agricultural District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	General Agricultural District (Pennington County)
West:	Low Density Residential District (Pennington County)
PUBLIC UTILITIES	Private water and on-site wastewater
DATE OF APPLICATION	February 2, 2021
REVIEWED BY	Vicki L. Fisher / Roger Olsen

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, a Variance shall be obtained from Pennington County to allow more than 40 dwelling units on a dead-end road system;
2. Prior to submittal of a Final Plat application, the portion of the property currently zoned General Agriculture District shall be rezoned with Pennington County to Ranchette District

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- to support the proposed lot sizes;
3. Prior to submittal of a Final Plat application, a Conditional Use Permit shall be obtained from Pennington County to allow an accessory structure (shed) on proposed Lot C prior to the location of a residence;
 4. Prior to submittal of a Final Plat application, a Variance shall be obtained from the City Council to waive the requirement to construct sidewalk along Ridgeland Loop and the Section Line Highway or construction plans shall be submitted for sidewalk along the two rights-of-way;
 5. Prior to submittal of a Final Plat application, an Exception shall be obtained from City Council to allow 77 dwelling units in lieu of a maximum of 40 dwelling units with one point of access;
 6. Prior to submittal of a Final Plat application, the applicant shall enter into a Wild Fire Mitigation Plan for the property if needed. In addition, a copy of the approved plan shall be submitted with the Final Plat application or written documentation from the Fire Department shall be submitted indicating that a plan is not needed; and,
 7. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,
 8. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative; fire suppression systems are installed in any new residential structures or significant alterations to the existing residential structure that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create three residential lots. The lots will be sized 3.91 acres, 3.02 acres and 3.87 acres, respectively. The lots will be known as Lots A, B and C of Lot 1 of Ridgeland Heights No. 2 Subdivision.

The property is located outside of the City limits of Rapid City but within the City's three-mile platting jurisdiction. In particular, the property is located northeast of the intersection of Ridgeland Loop and Schroeder Road. Currently, a single-family residence, detached garage and shed are located on proposed Lot A. Lot B is void of any structural development and a shed is located on proposed Lot C.

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.

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STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is currently zoned General Agriculture District with a small area in the northeast corner zoned Low Density Residential District by Pennington County. The Pennington County Planning Department has indicated that the portion of the property zoned General Agriculture District must be rezoned to Ranchette District prior to submittal of a Final Plat application.

The City's Future Land Use Plan identifies the appropriate use of the property as Forest Conservation which recommends a minimum 3 to 5 acre residential lot size. Subsequently, the proposed plat is in compliance with the City's Comprehensive Plan.

Land Use: As previously noted, a single-family residence, detached garage and shed are located on proposed Lot A. Lot B is void of any structural development and a shed is located on proposed Lot C. The Pennington County Planning Department has indicated that prior to submittal of a Final Plat application a Conditional Use Permit must be obtained from Pennington County to allow an accessory structure (shed) on proposed Lot C prior to the location of a residence.

Subdivision Improvements: The applicant has submitted and staff has approved numerous Exception requests to waive the requirement to improve Ridgeland Loop and the section line highway located along the south lot line of the subject property. The Pennington County Highway Department has indicated concurrence with waiving the street improvements. With the exception of sidewalk, no subdivision improvements are being required in order to plat the property as proposed. Please note that staff does not have the authority to waive the construction of sidewalk(s). As such, prior to submittal of a Final Plat application, a Variance must be obtained from the City Council to waive the requirement to construct sidewalk along Ridgeland Loop and the Section Line Highway or construction plans must be submitted for sidewalk along the two rights-of-way.

Sewer: The property is located outside the City Urban Service boundary. A private on-site wastewater system currently serves the residence located on proposed Lot A. Future on-site wastewater systems will serve proposed Lot B and C. As such, an Exception has been granted waiving the requirement to provide sewer mains as a part of platting the property.

Water: As previously noted, the property is located outside the City Urban Service boundary. A private well is currently located on proposed Lot C. The applicant has indicated that each lot will be served by a private water system. As such, an Exception has been granted waiving the requirement to provide water mains as a part of platting the property.

Private wells cannot provide minimum fire flows to the property as required. The Fire Department has indicated that they are in support of the proposed subdivision contingent upon the following stipulations:

1. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire

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flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,

2. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative; fire suppression systems are installed in any new residential structures or significant alterations to the existing residential structure that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable.

Wild Fire Mitigation Plan: The property is located within a high wild fire area. The Fire Department has noted that some areas of the property appear to be fairly wooded. As such, the applicant must enter into a Wild Fire Mitigation Plan for the property if needed. In addition, a copy of the approved plan must be submitted with the Final Plat application or written documentation must be submitted from the Fire Department indicating that a plan is not needed.

Minimum Access: Section 2.6 of the Infrastructure Design Criteria Manual states that “a street with a single access shall not be used for more than forty dwelling units. A second access shall be provided when more than forty (40) dwelling units are accessed from a street”. As a result of this plat, Schroeder Road will serve as exclusive access to 77 dwelling units. As such, prior to submittal of a Final Plat application, an Exception must be obtained from City Council to allow 77 dwelling units in lieu of a maximum of 40 dwelling units with one point of access.

Section 204.F of the Pennington County Zoning Ordinance states that a dead-end road system cannot serve more than 40 dwelling units. As such, prior to submittal of a Final Plat application, a Variance must also be obtained from Pennington County to allow more than 40 dwelling units on a dead-end road system.

Drainage: Since exceptions have been granted waiving subdivision improvements, a drainage plan is not required.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations. As noted above, if City Council grants a Variance waiving the requirement to install sidewalk along the two rights-of-way, no subdivision improvements will be required. Subsequently, a Development Engineering Plan application is not required. Instead, upon approval of the Preliminary Subdivision Plan by City Council, a Final Plat application, along with the documents noted above in the stipulations of approval, can be submitted for review and approval.