

STAFF REPORT
March 25, 2021

No. 21PL013 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT

AGENT

Eric Howard - Renner Associates, LLC

PROPERTY OWNER

Tim and Myrna Kobes

REQUEST

No. 21PL013 - Preliminary Subdivision Plan

EXISTING

LEGAL DESCRIPTION

Lot 1 of the SW1/4 of the NW1/4 less the N260 feet of Lot 1 of Section 34, T1N, R8E, BHM, Pennington County, South Dakota

PROPOSED

LEGAL DESCRIPTION

Proposed Lot 1A and Lot 1B of Section 34, T1N, R8E

PARCEL ACREAGE

21.314 acres

LOCATION

East of Old Folsom Road

EXISTING ZONING

Limited Agricultural District (Pennington County)

FUTURE LAND USE
DESIGNATION

Agriculture

SURROUNDING ZONING

North:

General Agricultural District (Pennington County)

South:

Limited Agricultural District (Pennington County)

East:

Low Density Residential District (Pennington County)

West:

Low Density Residential District (Pennington County)

PUBLIC UTILITIES

Private well and septic

DATE OF APPLICATION

February 19, 2021

REVIEWED BY

Fletcher Lacock / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for a sidewalk must be submitted for review and approval or a Variance from City Council shall be obtained;
2. Prior to submittal of a Final Plat application, the property shall be rezoned from Limited Agriculture District to Ranchette Residential District with Pennington County;
3. Prior to submittal of a Final Plat application, the applicant shall obtain an approach permit from Pennington County Highway Department. A copy of the approved permit shall be

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- submitted with the Final Plat application;
4. 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;
 5. 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; and,
 6. Upon submittal of a Final Plat, the plat document shall be revised to show a shared approach easement measuring 40 feet by 40 feet along the shared property line.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide an existing lot, creating two residential lots. The lots will be sized 10.657 acres each, and will be known as Lots 1A and 1B of Section 34, T1N, R8E.

The property is located approximately 1,700 feet southeast of the intersection of Lamb Road and Old Folsom Road, on the east side of old Folsom Road. Currently, three sheds are located on proposed Lot 1B.

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 Limited Agriculture District by Pennington County. The City's Future Land Use Plan identifies the appropriate use of the property as Agriculture. Pennington County Planning has indicated that the property must be Rezoned to Ranchette Residential in compliance with the newly adopted Zoning Ordinance. As such, prior to submittal of a Final Plat, the property must be Rezoned through Pennington County.

Old Folsom Road: Old Folsom Road is located along the west lot line of the property and is classified as a principal arterial street requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Old Folsom Road is currently located in a 66-foot wide public access easement. Platting the property as proposed requires that 50 feet of right-of-way be dedicated from the subject property. The plat identifies 50 feet of right-of-way to be dedicated with this plat. Public Works staff has indicated that all public improvements have been administratively waived with the Exception of sidewalks. As such, construction plans for sidewalk must be submitted with the Development Engineering Plan application or a Variance from City Council must be obtained.

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The Pennington County Highway Department (PCHD) has indicated that prior to submittal of a Final plat, an approach permit must be submitted for review and approval. The PCHD has indicated that a shared approach would be preferred and that a shared access easement measuring 40 feet by 40 feet must be provided along the shared property line. As such, the plat document must be revised to show a shared access easement.

Sewer/Water: There are no water or sewer mains located within 400 feet of the subject property. On-site water and wastewater are proposed. The requirement to extend water and sewer mains has been administratively waived by Public Works staff.

Fire Suppression System and Wildland Fire Mitigation Agreement: Understanding that adequate fire flow is not available to support manual structural firefighting efforts, fire sprinkler protection designed and installed as per NFPA13D will be considered as an acceptable option to offset the flow deficiency. The installation of the residential fire sprinkler protection would apply to all future (new) residential development.

In addition, as a prairie setting the area would still be considered a wildland fire hazard area. Given the light grassy vegetation large fire brands are not anticipated, however fast-moving ground fires can be expected. Therefore, at a minimum the lower portions of the exterior building construction materials, building separations and landscaping provisions must be in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative. All new construction, must be in conformance with the noted best practices. Contact the Fire Department for additional information, and guidance for conformance.

As such, upon submittal of a Final Plat application, a signed covenant agreement must be submitted. The covenant agreement will be recorded once the Final Plat is approved and recorded.

Drainage: The subject property is not located in a drainage basin defined by the City. Due to the size of the lots, a minimum of 10 acres in size, any increase in stormwater runoff is negligible. As such, the construction of detention or water quality facilities is not required.

Platting Process: Sidewalk must be constructed or a Variance from City Council to waive the requirement must be obtained. If a Variance is obtained, the Development Engineering Plan application is not required upon approval of the Preliminary Subdivision Plan by the City Council. Instead, the applicant can proceed directly to the submittal of 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.