

STAFF REPORT
March 25, 2021

No. 21PL010 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Brad and Sandra Estes
AGENT	Ferber Engineering Co., Inc.
PROPERTY OWNER	Brad and Sandra Estes
REQUEST	No. 21PL010 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract 4 of the NW1/4 of Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A and B of Tract 4 of the NW1/4
PARCEL ACREAGE	Approximately 15.25 acres
LOCATION	Northeast of the Sheridan Lake Road and Norseman Lane intersection
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	February 5, 2021
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, the plat document shall be revised to show the dedication of right-of-way for a turnaround at the northern terminus of Norsemen Lane and construction plans to improve the eastern half of the turnaround in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
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;

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3. 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 Norseman Lane, Sheridan Lake Road and the section line highway or construction plans shall be submitted for sidewalk along the three rights-of-way;
4. 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;
5. Prior to submittal of a Final Plat application, the correct Certificate of Titles for a Final Plat shall be shown on the plat document. In particular, the Certificate of Finance Director Certificate shall be revised eliminating the reference to the Public Works Director;
6. 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;
7. 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;
8. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 10 additional feet or right-of-way along Sheridan Lake Road;
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. The lots will be sized 9.24 acres and 5.58 acres, respectively. The lots will be known as Lots A and B of Tract 4.

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 in the northeast corner of Norseman Lane and Sheridan Lake Road. Currently, a single-family residence and accessory structures are located on proposed Lot A. Lot B 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:

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Zoning: The property is currently zoned Limited Agriculture District by Pennington County. The Pennington County Planning Department has indicated that the property must be rezoned to Ranchette Residential District prior to submittal of a Final Plat application.

The City's Future Land Use Plan identifies the appropriate use of the property Low Density Neighborhood which supports single-family development. As such, the proposed plat is in compliance with the City's Comprehensive Plan.

Subdivision Improvements: Sheridan Lake Road is currently under construction as part of a South Dakota Department of Transportation project. As such, staff has waived the requirements to improve Sheridan Lake Road, Norseman Lane and the section line highway located along the north lot line of the subject property. With the exception of sidewalk and a turnaround at the end of Norseman Lane, 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 Sheridan Lake Road, Norseman Lane and the Section Line Highway or construction plans must be submitted for sidewalk along the three 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. A future on-site wastewater system will serve proposed Lot B. 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 serving proposed Lot A. The applicant has indicated that a separate private well will serve proposed Lot B. 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 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.

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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.

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

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