

STAFF REPORT
April 8, 2021

No. 21PL019 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Paul H H Reinke Family Trust
AGENT	Renner Associates, LLC
PROPERTY OWNER	Reinke Family Trust, Pete and Beth Mazella Living Trust and Denis & Tammy Troftgruben
REQUEST	No. 21PL019 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 10 of Block 2 and Lot 7 of Block 3 of Copper Oaks #3 and a portion of the NE1/4 of Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 10R of Block 2 and Lot 7R of Block 3 Copper Oaks #3 Subdivision
PARCEL ACREAGE	Approximately 7.421 acres
LOCATION	23614 and 23620 Wilderness Canyon Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
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 water and septic
DATE OF APPLICATION	March 12, 2021
REVIEWED BY	Fletcher Lacock / 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 for sidewalk along Wilderness Canyon Road and Wild Turkey Way shall be submitted for review and approval or a Variance shall be obtained from the City Council to waive the requirement;
2. Upon submittal of a Development Engineering Plan application, a cost estimate for the

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3. required subdivision improvements shall be submitted for review and approval; Upon submittal of a Development Engineering Plan application, construction plans for Wilderness Canyon Road shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a local street or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
4. 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;
5. Prior to submittal of a Final Plat application, proposed Lot 7R shall be rezoned from Rural Residential District to Suburban Residential District with Pennington County.
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;
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;
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;
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 application to expand two existing lots in the Copper Oaks #3 Subdivision, leaving an unplatted balance. The lots will be 3.015 and 4.406 acres in size, respectively, and will be known as Lots 7R and 10R of Copper Oaks #3 Subdivision. The properties are located in Pennington County, but within the three-mile platting jurisdiction of the City.

The properties are located approximately 225 feet north of the intersection of Quartz Canyon Lane and Wilderness Canyon Road, on the east side of Wilderness Canyon Road. Currently, the properties are developed with single-family dwellings.

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

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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 properties are currently zoned Suburban Residential District and Rural Residential District by Pennington County. The City's Future Land Use Plan identifies the appropriate use of the property as Forest Conservation. The Forest Conservation designation identifies large-lot residential as a secondary use. Pennington County Planning has indicated that the addition to proposed Lot 7R must be Rezoned from Rural Residential District to Suburban Residential District 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.

Wilderness Canyon Road: Wilderness Canyon Road is located along the west lot lines of the properties and is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed with a minimum 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Wilderness Canyon Road is currently located in a 66-foot wide right-of-way. Public Works staff has administratively waived the requirements for curb, gutter, sewer main, and street light conduit. As such, upon submittal of a Development Engineering Plan application, construction plans for Wilderness Canyon Road showing a 20-foot wide paved surface and water main must be submitted for review and approval or an Exception must be obtained. In addition, construction plans for sidewalk must be submitted with the Development Engineering Plan application or a Variance from City Council must be obtained.

Wild Turkey Way: Wild Turkey Lane is located between the two properties and is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed with a minimum 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Wild Turkey Lane is currently located in a 66-foot wide right-of-way and is not constructed. Public Works staff has administratively waived the requirement for paving, curb, gutter, water and sewer, and street light conduit. Construction plans for sidewalk must be submitted with the Development Engineering Plan application or a Variance from City Council must be obtained.

Master Plan: The applicant has submitted a Master Plan showing that unplatted balances will remain. In addition, a portion of the larger unplatted balance is proposed to be incorporated into an associated Preliminary Subdivision Plan (File #21PL020) for Reflection Ridge Subdivision. The Master Plan identifies future residential development to the east. The applicant should be aware that any proposed vacation of right-of-way must be submitted to Pennington County Planning.

Sewer/Water: There are existing on-site septic systems for the existing structures. It appears that the properties are served by the Copper Oaks private water system. Upon submittal of a Development Engineering Plan application, construction plans for water mains must be

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submitted for review and approval for Wilderness Canyon Road and Wild Turkey Way or an Exception must be obtained to waive the requirement.

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 residential development including significant alterations to existing structures, which expands the footprint of the structure to include any covered decks or similar appurtenances. Since the area is considered to be a wildland fire hazard area, 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 and any alteration of the exterior of the existing structures must be in conformance with the Rapid City Fire Department Survivable Space Initiative. The applicant must coordinate with the Rapid City Fire Department to determine if any mitigation efforts are needed. If so needed, a Wildland Fuels Mitigation Plan must be developed and implemented. For these reasons, upon submittal of a Final Plat application, a signed covenant agreement must be submitted addressing the fire sprinkler protection, survivable space initiatives, and wildland fuels mitigation plan. 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. The proposed Preliminary Subdivision Plan is an enlargement of two existing lots. No drainage improvements are needed.

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