

STAFF REPORT
April 8, 2021

No. 21PL020 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Paul H H Reinke Family Trust
AGENT	Renner Associates, LLC
PROPERTY OWNER	Michael and Collette Nesbit
REQUEST	No. 21PL020 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NE1/4 of Section 7 and a portion of the SW1/4 of the NW1/4 (also of Section 8) T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract 1 of Reflection Ridge Subdivision
PARCEL ACREAGE	Approximately 49.453 acres
LOCATION	23652 Wilderness Canyon Road
EXISTING ZONING	General Agriculture District (Pennington County) - Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County)
South:	Low Density Residential District (Pennington County)
East:	Limited Agriculture District (Pennington County) - Low Density Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private well 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 47th Avenue, Wilderness Canyon Road, Wild Turkey Way, and Reflection Ridge Road 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 water main and sidewalks on Wilderness Canyon Road shall be submitted for review and approval or an Exception shall be obtained to waive the requirement. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans for Reflection Ridge Road / Section Line showing water main and a 20-foot wide paved surface shall be submitted for review and approval or an Exception must be obtained to waive the requirement. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, the plat shall be revised to show the dedication of 52 feet of right-of-way for the Section Line or the Section Line shall be vacated through Pennington County or shall meet the 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;
6. Upon submittal of a Development Engineering Plan application, the plat shall be revised to show the dedication of 52 feet of right-of-way for Reflection Ridge Road or an Exception shall be obtained to waive the requirement. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
7. Upon submittal of a Development Engineering Plan application, confirmation must be submitted from Copper Oaks private water system that the lots can be served;
8. 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;
9. Prior to submittal of a Final Plat application, proposed Tract 1 shall be rezoned from Suburban Residential District to Agriculture District with Pennington County.
10. 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;
11. 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;
12. 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;
13. Upon submittal of a Final Plat application, surety for any required subdivision

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- improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
14. 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 create a Tract measuring 49.453 acres in size, leaving an unplatted balance. The lot will be known as Tract 1 of Reflection Ridge Subdivision.

The property is located in Pennington County, but within the three-mile platting jurisdiction of the City. In particular, the property is located at 23652 Wilderness Canyon Road, approximately 1,800 feet north of the intersection of U.S. Highway 16 and Wilderness Canyon Road, on the east side of Wilderness Canyon Road. Currently, the property is developed with a single-family dwelling.

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 Suburban Residential District and Agriculture 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 portion of proposed Tract 1 zoned Suburban Residential District must be Rezoned to Agriculture 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 on the southwest side of the proposed tract 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. Wilderness Canyon Road is currently located in a 66-foot with a 20-foot wide paved surface. An administrative Exception has been granted to waive the requirement curb and gutter, sewer main, and street light conduit. As such, upon submittal of a Development Engineering Plan application, construction plans for water main and sidewalks must be submitted for review and approval or an Exception must be obtained to waive the requirement for sewer main and street light conduit and a Variance must be obtained from City Council to waive the requirement to construct sidewalk.

Reflection Ridge Road / Section Line Highway: Reflection Ridge Road is partially located along the Section Line Highway along the west side of the property and is classified as a local street requiring that it be located in a minimum 52-foot wide right-of-way and constructed with

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a minimum 20-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Reflection Ridge Road is currently located in a 66-foot wide Section Line right-of-way and a 40-foot wide access easement on the north side. An administrative Exception has been granted to waive the requirements for sewer, curb and gutter, and street light conduit.

Upon submittal of a Development Engineering Plan application, construction plans for Reflection Ridge Road showing water main and a 20-foot wide paved surface must be submitted for review and approval or an Exception must be obtained. In addition, the plat document must also be updated to show the dedication of 52-feet of right-of-way for the Section Line Highway and Reflection Ridge Road or an Exception must be obtained to waive the requirement. 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 on the northwest side of proposed Tract 1 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. Wilde Turkey Lane is currently located in a 66-foot wide right-of-way and is not constructed. An administrative Exception has been granted to waive the requirement to provide curb, gutter, street light conduit, water and sewer. Construction plans for sidewalk must be submitted with the Development Engineering Plan application or a Variance from City Council must be obtained.

47th Avenue: 47th Avenue is located on the southwest side of proposed Tract 1 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. 47th Avenue is located within approximately 66 feet of right-of-way and constructed with a 20-foot wide paved surface. An administrative Exception has been granted to waive the requirement to construct curb, gutter, street light conduit, water and sewer. 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 unplatted balance to the north is proposed to be incorporated into an associated Preliminary Subdivision Plan (File #21PL019) for Copper Oaks #3 Subdivision. The Master Plan identifies future residential development to the north and west. The applicant should be aware that any proposed vacation of right-of-way must be submitted to Pennington County Planning for processing.

Sewer/Water: There is an existing on-site septic system for the existing dwelling. It appears that the property is served by the Copper Oaks private water system. Upon submittal of a Development Engineering Plan application, construction plans for water and sewer mains must be submitted for review and approval 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

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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 an existing lot. 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.