

STAFF REPORT
April 8, 2021

No. 21PL018 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Bobby Sundby
AGENT	Eric Howard - Renner Associates, LLC
PROPERTY OWNER	Eileen Szarkowski
REQUEST	No. 21PL018 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot B of Lot 2, less the South 175 feet of Lot B of Lot 2, in the SW1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 and 2 of Garden Lane Subdivision
PARCEL ACREAGE	Approximately 1.403 acres
LOCATION	2905 Garden Lane
EXISTING ZONING	Low Density Residential District I
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District I
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	March 12, 2021
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 16 additional feet of right-of-way along Garden Lane 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 Final Plat application; and,
2. Prior to 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 structure or expansions to the existing residence that results in the expansion of the fire flow

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- 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. In addition, the Covenant Agreement shall ensure that a fire apparatus turnaround will be provided on Lot 2 since the driveway length appears to be in excess of 150 feet; and,
3. Prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment shall be obtained to reduce the front yard setback from 20 feet to 8 feet as a result of dedicating the additional right-of-way along Garden Lane.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into two lots. The lots will be sized 0.447 acres and 0.956 acres, respectively, and will be known as Lots 1 and 2 of Garden Lane Subdivision.

The property is located approximately 670 feet east of the intersection of S. Valley Drive and Garden Lane on the south side of Garden Lane. Currently, a single-family residence and accessory structures are located on proposed Lot 1. Lot 2 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:

Zoning: The property is currently zoned Low Density Residential District. The proposed lots exceed the minimum lot size requirement of the district. In addition, the existing development located on proposed Lot 1 are permitted uses in the district.

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

Land Use/Setbacks: As previously noted, a single-family residence and accessory structures are located on proposed Lot 1. The requirement to dedicate an additional 16 feet of right-of-way for Garden Lane will reduce the front yard setback from 26 feet to 8 feet. However, a minimum 20-foot front yard setback is required along a local street. As such, prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment must be obtained reducing the front yard setback from 20 feet to 8 feet.

Garden Lane: Garden Lane is located along the north lot line of the property and serves as access to the two proposed lots. Garden Lane 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 pavement width of 26 feet with curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Garden Lane is located in a 16-foot wide right-of-way, as it abuts the property, and is

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constructed with an approximate pavement width of 16 feet with water and sewer. An Exception has been granted to waive the requirement to provide additional pavement, curb, gutter and street light conduit. Staff is recommending that an additional 16 feet of right-of-way be dedicated in consideration of platting the property to secure half of the required right-of-way needed for the local street. As such, upon submittal of a Final Plat application, the plat document must show the dedication of the additional right-of-way or an Exception must be obtained.

Sidewalks: A sidewalk along Garden Lane must be provided as a part of a building permit for future development of the property or a Variance must be obtained from the City Council waiving the requirement.

Water/sewer: The property is served by Rapid Valley Sanitary District and currently serves the residence located on Lot 1. The Rapid Valley Sanitary District has indicated that the future home on Lot 2 may require a private lift pump if the grade is not adequate. Please note that no additional improvements are required as a part of this plat.

Fire Department: The Rapid City Fire Department has noted that it does not appear that fire flows are available, nor is a fire hydrant located within 400 feet of the anticipated building site on Lot 2. As such, prior to submittal of a Final Plat application, a Covenant Agreement must be entered into with the City to ensure that fire suppression systems are installed in any new residential structure 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. In addition, the Covenant Agreement must ensure that a fire apparatus turnaround will be provided on Lot 2 since the driveway length appears to be in excess of 150 feet.

Platting Process: Since Exceptions have been granted waiving any subdivision improvements, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application after City Council has approved this Preliminary Subdivision Plan application and the above noted stipulations of approval have been met.

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