No. 21PL090 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT Gregory Harberts
AGENT D.C. Scott Co. Land Surveyors, Inc.
PROPERTY OWNER The Dolores Sjerven Revocable Living Trust
REQUEST No. 21PL090 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION The S1/2 of the S1/2 of the N1/2 of the SW1/4; a portion of the S1/2 of the SW1/4, less Victra Subdivision, less right-of-way, located in Section 12, T1N, R8E, BHM, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION Proposed Lot 1 of Victra Subdivision No. 2
PARCEL ACREAGE Approximately 3.15 acres
LOCATION 7400 Long View Road
EXISTING ZONING General Agricultural District (Pennington County) - Rural Residential (Pennington County)
FUTURE LAND USE DESIGNATION Low-Density Neighborhood
SURROUNDING ZONING North: Agriculture (Pennington County)  South: Agriculture (Pennington County)  East: Agriculture (Pennington County)  West: Suburban Residential District (Pennington County) - Agriculture (Pennington County)
PUBLIC UTILITIES Private well and septic tank/drainfield
DATE OF APPLICATION August 27, 2021
REVIEWED BY Karl Bauer / 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 show the dedication of 50 feet of right-of-way on Long View Road;
2. Prior to submittal of a Final Plat application, approach permits for the existing approaches shall be filed with the Pennington County Highway Department. In addition, copies of the
approach permits shall be submitted with the Final Plat application;
3. Prior to submittal of a Final Plat application, the spelling of Long View Road shall be revised on the plat document;
4. Prior to submittal of a Final Plat, construction plans shall be submitted for review and approval providing property line sidewalks along Long View Road or a Variance shall be obtained from the City Council; and,
5. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 17 additional feet of right-of-way along Long View Road.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to create a lot leaving an unplatted balance. The proposed lot will be 3.15 acres in size and will be known as Lot 1 of Victra Subdivision No. 2.

The property is located outside City limits, but is within the City’s three mile platting jurisdiction. More specifically, the property is located on Long View Road, northeast of the intersection with Anderson Road, and west of the intersection with Raveen Drive. The proposed lot is occupied by a house and garage, and the remainder of the property is occupied by two barns and a shed.

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 located in Pennington County outside City limits. The proposed lot is zoned as Suburban Residential while the remainder of the property is zoned Agriculture. The Pennington County Planning Department has not raised any concerns about this request.

The City’s Future Land Use Plan identifies the appropriate use of the property as Low-Density Neighborhood which supports single-family residential development on a 3.15-acre lot, as proposed. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Long View Road: Long View Road is located on the south side of the property and is classified as a Minor Arterial street on the Major Street Plan and requires a minimum of 100 feet of right-of-way per the Infrastructure Design Criteria Manual. Currently, Long View Road is located in a 66-foot wide right-of-way. The plat document identifies the dedication of 17 additional feet of right-of-way along Long View Road as it abuts the property. Upon submittal of a Final Plat application, the plat document must continue to show the proposed dedication of right-of-way.

An administrative Exception has been granted waiving the requirement to improve Long View Road as it abuts the subject property, since it would create a discontiguous street section.
The applicant has submitted a Master Plan showing that the unplatted balance will be subdivided further into 74 lots. The applicant should be aware that additional right-of-way must be dedicated along Anderson Road, Long View Road, and the proposed Collector Street along the east boundary of the property. The Pennington County Highway Department has noted a Traffic Impact Study and a Drainage Study will be required when the balance of the property develops. Please note that approval of the Preliminary Subdivision Plan does not constitute approval of the submitted Master Plan.

The property is currently served by a private on-site wastewater system located on the proposed lot and is located outside the Rapid Valley Sanitary District. As such, an administrative Exception has been granted waiving the requirement to provide sewer mains as a part of platting the property.

The property is located outside the Rapid Valley Sanitary District and is currently served by a private well, located on the proposed lot. There is an additional well on the proposed lot which serves for irrigating a garden. As such, an administrative Exception has been granted waiving the requirement to provide water mains as a part of platting the property.

The proposed lot is 3.15 acres in size and is agricultural in nature. It is not located within a drainage basin defined by the City. Since no subdivision improvements are required as a part of this plat, a drainage plan is not needed. If future subdivision of the property should occur, then a drainage plan must be submitted to ensure that drainage is being detained to be pre-development rates. In addition, storm water quality treatment must be provided as required by Rapid City Municipal Code Section 8.48.

Sidewalks are not present in the area. Prior to submittal of a Final Plat, construction plans must be submitted for review and approval providing property line sidewalks along Long View Road or a Variance shall be obtained from the City Council.

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.

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