

STAFF REPORT
November 4, 2021

No. 21PL105 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Richard W. Sterkel
AGENT	Richard W. Sterkel
PROPERTY OWNER	Richard W. Sterkel
REQUEST	No. 21PL105 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot G of Clemmons Addition, located in Section 23, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 8 and Storage Lot of Black Elk Peak Subdivision
PARCEL ACREAGE	Approximately 10.01 acres
LOCATION	At the intersection of Greenfield Drive and Green Valley Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Rural Reserve
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	General Agricultural District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	October 8, 2021
REVIEWED BY	Kip Harrington / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan, construction plans for Green Valley Drive shall be submitted for review and approval showing a sewer main or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering application;
2. Upon submittal of a Development Engineering Plan, construction plans for Greenfield Drive shall be submitted for review and approval showing a sewer main or an Exception shall be

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- obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering application;
3. Upon submittal of a Development Engineering Plan application, a drainage plan shall be submitted for review and approval identifying the drainage ditch design;
 4. Upon submittal of a Development Engineering Plan application, the construction plans for Green Valley Drive and Greenfield Drive shall provide sidewalk along the street(s) or a Variance shall be obtained from City Council prior to submittal of the Development Engineering Plan application;
 5. Upon submittal of a Development Engineering Plan application, the applicant shall demonstrate that fire flows are being provided to support the proposed subdivision. If fire flows are insufficient, then upon submittal of a Final Plat application, the applicant shall enter into a Covenant Agreement with the City to ensure that fire suppression systems are installed in all new residential structures. 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 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;
 6. Prior to approval of the Development Engineering Plan application, engineering design reports 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;
 7. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
 8. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
 9. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
 10. Prior to approval of the Development Engineering Plan application, a Floodplain Development Permit shall be obtained from the City for all subdivision improvements. In addition, a Floodplain Development Permit shall be obtained from Pennington County for the construction of the proposed approaches to each lot and any on-site development;
 11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements; and
 12. Prior to approval of the Development Engineering Plan application, an approach permit shall be obtained from the Pennington County Highway Department. In addition, a copy of the approved approach permit shall be submitted to the City;
 13. 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
 14. Prior to the City 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 eight residential lots and

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a storage lot. The lots will range in size from 0.528 acres to 1.407 acres and will be known as lots 1 through 8 and Storage Lot of Black Elk Peak Subdivision.

The property is currently located outside of the City limits, south and east of the existing City limit boundary of Rapid City. More specifically, the property is located north of the intersection of Green Valley Drive and Greenfield Drive. Currently, the property 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 Suburban Residential District by Pennington County. The Suburban Residential District requires a minimum 6,500 square feet lot size. All of the proposed lots meet and/or exceed the minimum lot size requirement.

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

Green Valley Drive: Green Valley Drive will serve as access to proposed Lots 4 through 8 and the Storage Lot. Green Valley Drive is classified as a Collector street requiring that it be located in a minimum 68-foot wide right-of-way and constructed with a minimum 34-foot wide paved surface, curb, gutter, street light conduit, water and sewer. It is currently constructed as a rural street section with 20 feet of pavement, ditches for drainage, and is located in a 68-foot wide right-of-way. All street improvements (curb and gutter, and street light conduit) are administratively waived. Green Valley Drive is maintained by Pennington County.

Greenfield Drive: Greenfield Drive will serve as access to proposed Lots 1 through 3. Greenfield Drive 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 26-foot wide paved surface, curb, gutter, street light conduit, water and sewer. It is currently constructed as a rural street section with 20 feet of pavement, ditches for drainage, and is located in a 67-foot wide right-of-way. All street improvements (curb and gutter, and street light conduit) are administratively waived. Greenfield Drive is maintained by Pennington County.

Sidewalks: No sidewalks currently exist along Green Valley Drive and Greenfield Drive. Chapter 16.16.050 of the Rapid City Municipal Code requires sidewalks be constructed within the City's 3-mile platting jurisdiction. Sidewalks shall be constructed along Green Valley Drive and Greenfield Drive, or a Variance waiving this requirement shall be obtained from the City Council.

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Section Line Highway: A section line highway is located along the north lot line of the subject property. An administrative exception has been granted waiving the requirement to dedicate right-of-way and improve the section line highway since the City's Major Street Plan does not identify streets within this area. In addition, access and utilities are being provided from alternate locations.

The applicant should be aware that any structural development on the proposed lots cannot be located within the 58-foot setback requirement along a section line highway. This includes fences, buildings, play equipment, etc.

Sewer: The nearest City sanitary sewer is located approximately 1,500 feet from the subject property. Sewer does not currently exist along Green Valley Drive or Greenfield Drive. The proposed development is located within the Green Valley Sanitary District. The applicant has indicated that the development will be served by the Rapid Valley Sanitary District, with sewer installation anticipated in 2022. Rapid Valley Sanitary District has indicated that sewer installation in 2022 may not be achievable. The applicant shall coordinate with Interstate Engineering for the timing of proposed sewer service in the area.

Water: The nearest City water main is located approximately 1,500 feet from the subject property. Water appears to be in place along Green Valley Drive and Greenfield Drive. The proposed development is located within the Green Valley Sanitary District. The applicant has indicated that the development will be served by the Rapid Valley Sanitary District. Rapid Valley Sanitary District has indicated that boring under Green Valley Drive will be required for all water services.

Drainage: The proposed development is not located in a drainage basin defined by the City. All of the lots are greater than one acre in area, with the exception of the Storage Lot. A portion of the property is located within the Floodway, and an additional portion is located in Zone AE. There is also a permanent drainage easement through the northwest portion of the property.

Any submittal requiring FEMA approval must adhere to FEMA guidelines. Any development within the FEMA regulated Floodway will require a Floodplain Development Permit through Pennington County Planning and Zoning, to include an engineered evaluation and stamped "no-rise" certification. The "no-rise" certification is also a requirement to issue any approach permits within the floodway. The applicant shall provide calculations to verify that the ditch section provides adequate drainage capability.

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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