

STAFF REPORT
January 27, 2022

No. 21PL150 - Preliminary Subdivision Plan

ITEM 13

GENERAL INFORMATION:

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| APPLICANT | Shawn and Cathy Walz |
| AGENT | Janelle - KTM Design Solutions, Inc. |
| PROPERTY OWNER | Shawn and Cathy Walz |
| REQUEST | No. 21PL150 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | Government Lot 3 less dedicated right-of-way located in Section 6, T1N, R9E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Lots 1 thru 3 of Hidden Springs Ranchettes No. 3 |
| PARCEL ACREAGE | Approximately 38 acres |
| LOCATION | 14831 229th Street |
| EXISTING ZONING | Agricultural District (Pennington County) |
| FUTURE LAND USE DESIGNATION | Buffer/Reserve |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) - Box Elder |
| South: | Agricultural District (Pennington County) |
| East: | Agricultural District (Pennington County) |
| West: | Agricultural District (Pennington County) |
| PUBLIC UTILITIES | Private well and septic |
| DATE OF APPLICATION | December 20, 2021 |
| REVIEWED BY | Kip Harrington / Dan Kools |

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 shall be submitted for review and approval showing sidewalk along 229th Street and Hidden Springs Road, or prior to submittal of a Development Engineering Plan application, a Variance shall be obtained from City Council waiving the requirement;
2. Upon submittal of a Development Engineering Plan application, the redline comments shall

STAFF REPORT
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No. 21PL150 - Preliminary Subdivision Plan

ITEM 13

- be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;
3. Prior to approval of the Development Engineering Plan application, any utilities and drainage proposed offsite shall be secured within easement(s);
 4. Upon submittal of a Final Plat application, the plat document shall be revised to show the dedication of 17 additional feet of right-of-way along 229th Street;
 5. 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 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. In addition, a copy of the executed agreement shall be submitted with the Final Plat application; and
 6. Prior to 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. In addition, a copy of the executed agreement shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create 3 residential lots, consisting of 10 acres each. The property is located southeast of the intersection of 229th Street and Hidden Springs Road. Currently, a manufactured home and multiple accessory structures are located on proposed Lot 1. Proposed Lots 2 and 3 are void of 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 consists of 38.21 acres located outside of the City limits and is zoned Suburban Residential District by Pennington County. The City's Future Land Use Plan identifies the appropriate use of the property as Buffer/Reserve. The Buffer/Reserve Designation allows existing agricultural and residential development to remain. Creating 3 ranchette sized residential lots is in compliance with the City's Comprehensive Plan.

229th Street: 229th Street is classified as a principal arterial street on the City's Major Street Plan, requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, 229th Street is located in a 66-foot wide right-of-way and constructed as a rural street section with an approximately 20-foot wide gravel surface and ditches for drainage. An Administrative Exception has been granted to waive the requirement for all public improvements other than sidewalk. Upon submittal of a Final Plat application, the plat

No. 21PL150 - Preliminary Subdivision Plan

ITEM 13

document must be revised to show the dedication of 17 additional feet of right-of-way along 229th Street.

Hidden Springs Road: Hidden Springs Road 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, sewer and water. Currently, Hidden Springs Road is located in a 66-foot wide right-of-way and constructed as a rural street section with an approximately 28-foot wide gravel surface and ditches for drainage. An administrative exception has been granted to waive the requirement for all public improvements other than sidewalk.

Proposed Collector Street: The City's Major Street Plan identifies a proposed collector street along the eastern property boundary. In anticipation of a Major Street Plan Analysis and Update Study to be conducted in 2022, the dedication of right-of-way will not be required at this time.

Utilities: There are no community water or sewer services within this area. As such, the property is served by a private well and septic system. Subsequently, the proposed lots will be allowed to utilize on-site utilities.

Fire Protection: Private well(s) cannot provide minimum required domestic and fire flows. As such, the Fire Department is requiring the following:

1. 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; and,
2. 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; fire suppression systems are installed in any new residential structures or significant alterations to the existing residential structure 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.

Airport: The property is located near Rapid City Regional Airport. The applicant should be aware that the property will be subject to aircraft noise and will have aircraft flying above the property on a regular basis. Please reference the Airport's October 2010 Airport Master Plan Land Use Compatibility Plan. The properties lie under or near Safety Zone 2 (Inner Approach/Departure Zone) and Safety Zone 3 (Circling Traffic Pattern Protection Zone).

Platting Process: Administrative Exceptions have been granted waiving street and utility improvements, with the exception of sidewalks. Pursuant to the Infrastructure Design Criteria Manual, only the City Council has the authority to grant sidewalk Variances. If a Variance is granted, a Development Engineering Plan application is not required. Instead, the applicant can proceed directly to the submittal of a Final Plat once this application is approved by City

No. 21PL150 - Preliminary Subdivision Plan

ITEM 13

Council.

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