

STAFF REPORT
January 27, 2022

No. 21PL154 - Preliminary Subdivision Plan

ITEM 14

GENERAL INFORMATION:

APPLICANT	Bruce and Sandra Rampelberg
AGENT	Janelle - KTM Design Solutions, Inc.
PROPERTY OWNER	Bruce and Sandra Rampelberg
REQUEST	No. 21PL154 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The N1/2 of the SW1/4 of the NE1/4 less right-of-way, located in Section 15, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 and 2 of Rampelberg Estates
PARCEL ACREAGE	Approximately 18.5 acres
LOCATION	13959 Neck Yoke Road
EXISTING ZONING	Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Agricultural District (Pennington County)
South:	Agricultural District (Pennington County)
East:	Agricultural District (Pennington County)
West:	Agricultural District (Pennington County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	December 30, 2021
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of right-of-way along Neck Yoke Road to ensure that a 50-foot wide right-of-way is being proposed along the east side of Neck Yoke Road;
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 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

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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;

3. 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;
4. Prior to submittal of a Final Plat application, a Variance shall be obtained from City Council waiving the requirement to construct sidewalk along Neck Yoke Road and Marie Lane or construction plans shall be submitted for review and approval showing the construction of sidewalk along the street(s) as they abut the property; and,
5. Prior to submittal of a Final Plat application, the subject property shall be rezoned by Pennington County to support the proposed lot size(s) and the rezone shall be effective.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two residential lots. The lots will be sized 9.11 acres and 9.12 acres, respectively, and will be known as Lots 1 and 2 of Rampelberg Estates.

The property is located outside of the City limits but within the City's three-mile platting jurisdiction. More specifically, the property is located in the northeast corner of the intersection of Neck Yoke Road and Marie Lane. Currently, a residence and garage are located on proposed Lot 1. Proposed 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 zoned Agriculture District by Pennington County. The Pennington County Planning Department has indicated that the property must be rezoned to support the proposed lot sizes. As such, prior to submittal of a Final Plat application, the property must be rezoned by Pennington County as identified and the rezone must be effective.

The City's Future Land Use Plan identifies the appropriate use of the property as Forest Conservation which supports large lot residential development with lot sizes varying from 3 to 5 acres per dwelling unit. As previously noted, the two proposed lots will be sized 9.11 acres and 9.12 acres, respectively. Subsequently, the proposed plat is in compliance with the City's Comprehensive Plan.

Neck Yoke Road: Neck Yoke Road is located along the west lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street

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be located within a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Neck Yoke Road is located within a varying right-of way wide and constructed with an approximate 20-foot wide paved surface. The proposed plat document identifies the dedication of additional right-of-way along Neck yoke Road providing 50 feet of right-of-way along the east half of the street. Please note that Exceptions have been granted to waive the requirement to construct additional pavement, curb, gutter, street light conduit, water and sewer along Neck Yoke Road. Pursuant to the Infrastructure Design Criteria Manual, the City Council has the authority to grant Variances to waive sidewalk requirements. As such, prior to submittal of a Final Plat application, a Variance shall be obtained from City Council waiving the requirement to construct sidewalk along Neck Yoke Road or construction plans must be submitted for review and approval showing the construction of sidewalk along the east side of the street.

Marie Lane: Marie Lane is located along the south lot line of the subject property and is classified as a local street requiring that the street be located in a minimum 52-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Marie Lane is located within a 64-foot wide right-of way wide and constructed with an approximate 18-foot wide gravel/dirt surface. Exceptions have been granted to waive the requirement to construct additional pavement, curb, gutter, street light conduit, water and sewer along Marie Lane. Pursuant to the Infrastructure Design Criteria Manual, the City Council has the authority to grant Variances to waive sidewalk requirements. As such, prior to submittal of a Final Plat application, a Variance shall be obtained from City Council waiving the requirement to construct sidewalk along Marie Lane or construction plans must be submitted for review and approval showing the construction of sidewalk along the east side of the street.

Water/Sewer: There are no City sewer and/or water mains within 400 feet of the subject property. Currently, this area is served by on-site wastewater systems and private wells. As such, the applicant has submitted and staff has approved an Exception request to waive the requirement to construct standard water and sewer mains as a part of platting the property.

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.

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