

STAFF REPORT
January 27, 2022

No. 21PL155 – Preliminary Subdivision Plan

ITEM 15

GENERAL INFORMATION:

APPLICANT	Justin Kistler
AGENT	Janelle - KTM Design Solutions, Inc.
PROPERTY OWNER	Justin Kistler
REQUEST	No. 21PL155 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Tract 2 of Valley View Estates, located in Section 7, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract 2A and 2B of Valley View Estates
PARCEL ACREAGE	Approximately 9.6 acres
LOCATION	23040 Radar Hill Road
EXISTING ZONING	Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Buffer/Reserve
SURROUNDING ZONING	
North:	Agricultural District (Pennington County)
South:	Agricultural District (Pennington County)
East:	Agricultural District (Pennington County)
West:	Agricultural District (Pennington County)
PUBLIC UTILITIES	City of Rapid City water and private septic
DATE OF APPLICATION	December 30, 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 Radar Hill 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, construction plans shall be submitted for review and approval showing a water main with a fire hydrant in the existing ingress/egress easement to the proposed Tract 2A and Tract 2B lot line or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception

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- must be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing the widening of the gravel drive to 20 feet in the existing ingress/egress easement, including a gravel cul-de-sac per IDCM Table 2-4 at the terminus of the easement or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, the redline comments shall 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;
 5. Upon submittal of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) 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;
 6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
 7. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 8. Prior to approval of the Development Engineering Plan application, any utilities and drainage proposed offsite shall be secured within easement(s);
 9. 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;
 10. Upon submittal of a Final Plat application, the plat document shall be revised to read “Tract 1 Valley View Estates” instead of “Lot 3 Windy Hollow Subdivision”; and
 11. Prior to the City’s 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 application to subdivide a 9.6 acre lot into a 3.63 acre lot and a 5.98 acre lot. The lots will be known as Tract 2A and Tract 2B of Valley View Estates. The property is located east of Radar Hill Road, north of Long View Road. Currently, a manufactured home is located on proposed Tract 2A. Proposed Tract 2B is 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:

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Zoning: The property consists of approximately 9.6 acres located outside of the City limits and is zoned Agricultural 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 2 ranchette sized residential lots is in compliance with the City's Comprehensive Plan.

Radar Hill Road: Radar Hill Road 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, Radar Hill Road is located in a 100-foot wide right-of-way and constructed as a rural street section with an approximately 26-foot wide asphalt 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 southern 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: The property is served by a private septic system. A 12-inch water main currently exists in the Radar Hill Road right-of-way. A water main with fire hydrant will need to be extended within a dedicated utility easement in the existing ingress/egress easement to the Tract 2A and Tract 2B lot line.

Development Agreement: Section 1.16.1 of the Infrastructure Development Criteria Manual states that a Development Agreement may be required for construction approval. A Development Agreement is a tool which will provide the City and the developer with an instrument to document the financial and procedural requirements for the development of public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement must be entered into with the City for all public improvements.

Airport: The property is located near Rapid City Regional Airport. 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).

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