GENERAL INFORMATION:

APPLICANT: Bobby Sundby - Wind River, LLC
AGENT: Eric Howard - Renner Associates, LLC
PROPERTY OWNER: Wind River, LLC
REQUEST: No. 22PL028 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Lot 1 and Lot 2 of Garden Lane Subdivision, located in the SW1/4 of the NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lot 1R and Lot 2A and Lot B of Garden Lane Subdivision
PARCEL ACREAGE: Approximately 1/358 acres
LOCATION: 2905 Garden Lane
EXISTING ZONING: Low Density Residential District I
FUTURE LAND USE DESIGNATION: Urban Neighborhood
SURROUNDING ZONING: North: Low Density Residential District I
South: Medium Density Residential District
East: Medium Density Residential District
West: Medium Density Residential District
PUBLIC UTILITIES: Rapid Valley Sanitary District
DATE OF APPLICATION: March 30, 2022
REVIEWED BY: Vicki L. Fisher / Dan Kools

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

1. 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 structure or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code on Lots 1R, 2A and 2B. 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 a fire apparatus
turnaround shall be provided on Lot 2A and Lot 2B since the driveway lengths appear to be in excess of 150 feet.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide two lots into three lots. The lots will be sized 0.308 acres, 0.441 acres and 0.609 acres, respectively, and will be known as Lots 1R, 2A and 2B of Garden Lane Subdivision.

On April 19, 2021, the City Council approved a Preliminary Subdivision Plan (File #21PL018) to subdivide the subject property into two lots. As a part of platting the two lots, the applicant was required to dedicate 16 additional feet of right-of-way along Garden Lane. The dedication of right-of-way created a setback encroachment for the existing residence. Subsequently, on May 27, 2021, the Zoning Board of Adjustment approved a Variance (File #21VA002) to reduce the front yard setback from 20 feet to 8 feet in consideration of granting the additional right-of-way. On August 23, 2021, a Final Plat (File #21PL079) was approved creating the two proposed lots. The applicant is now proposing to replat the two lots into three lots.

The property is located approximately 670 feet east of the intersection of S. Valley Drive and Garden Lane on the south side of Garden Lane. Currently, a single-family residence and accessory structures are located on proposed Lot 1R. The balance of 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 Low Density Residential District. The proposed lots exceed the minimum lot size requirement of the district. In addition, the existing development located on proposed Lot 1R are permitted uses in the district. As previously noted, a Variance was granted by the Zoning Board of Adjustment to reduce the front yard setback from 20 feet to 8 feet in consideration of dedicating 16 additional feet of right-of-way along Garden Lane which was required as a part of the previous plat to create the two existing lots. No additional encroachments are being created as a part of replatting the property to create the three lots currently proposed.

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

Garden Lane: Garden Lane is located along the north lot line of the property and serves as access to the two proposed lots. Garden Lane 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 pavement.
width of 26 feet with curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Garden Lane is located in a 32-foot wide right-of-way, as it abuts the property, and is constructed with an approximate pavement width of 16 feet with water and sewer. An Exception has been granted to waive the requirement to provide additional pavement, curb, gutter and street light conduit. Since 16 feet of right-of-way was dedicated as a part of the previous plat to create two lots, no additional right-of-way is required as a part of this plat request.

Sidewalks: A sidewalk along Garden Lane must be provided as a part of a building permit for future development of the property or a Variance must be obtained from the City Council waiving the requirement.

Water/sewer: The property is served by Rapid Valley Sanitary District and currently serves the residence located on Lot 1. The Rapid Valley Sanitary District has indicated that the future homes on Lot 2A and 2B may require a private lift pump if the grade is not adequate. Please note that no additional improvements are required as a part of this plat.

Fire Department: The Rapid City Fire Department has noted that it does not appear that fire flows are available, nor is a fire hydrant located within 400 feet of the anticipated building site on Lot 2A or 2B. In addition, the driveway lengths on proposed Lots 2A and 2B appear to exceed 150 feet in length. As a part of the previous plat to create two lots, the applicant entered into a Covenant Agreement to ensure that fire suppression systems are installed in any new residential structure or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code for Lots 1 and 2. In addition, the agreement required that a fire apparatus turnaround be provided on Lot 2 since the driveway length appears to be in excess of 150 feet. Replatting the property into three lots will require that a revised agreement be submitted for recording reflecting the proposed legal description of the three lots, Lots 1R, 2A and 2B, and ensuring that a fire apparatus turnaround is being provided on Lots 2A and 2B.

Platting Process: 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.

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