No. 22PL050 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Larry Teuber
AGENT: Renner Associates, LLC
PROPERTY OWNER: Larry Teuber
REQUEST: No. 22PL050 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Lot 1 Revised, Lot 4 and Lot 5 of Block 5 of Spring Canyon Estates, located in Section 6, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lots 1RA, Lot 1RB and Lot 4R of Spring Canyon Estates
PARCEL ACREAGE: Approximately 20.879 acres
LOCATION: Northwest of the intersection of Clarkson Road and Pioneer Circle and south of the intersection of Pathfinder Place and Pioneer Circle
EXISTING ZONING: Rural Residential District (Pennington County)
FUTURE LAND USE DESIGNATION: Forest Conservation
SURROUNDING ZONING North: Rural Residential District (Pennington County) - Suburban Residential District (Pennington County) South: Rural Residential District (Pennington County) East: Rural Residential District (Pennington County) West: Rural Residential District (Pennington County)
PUBLIC UTILITIES: Private well and on-site wastewater
DATE OF APPLICATION: May 4, 2022
REVIEWED BY: Marlo Kapsa / Emily Fisher

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
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
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 signed copy of the executed agreement shall be submitted with the Final Plat application;

2. 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 provisions are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative. In addition, a signed copy of the executed agreement shall be submitted with the Final Plat application;

3. Prior to submittal of a Final Plat application, the applicant shall enter into a Wild Fire Mitigation Plan for the property. In addition, a signed copy of the approved plan shall be submitted with the Final Plat application; and,

4. Upon submittal of a Final Plat application, all necessary easements shall be shown on the plat document.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to reconfigure three lots. The lots will be sized 7.940 acres, 9.267 acres, and 3.672 acres, respectively, and are to be known as Lot 1RA, 1RB, and Lot 4R of Spring Canyon Estates.

The subject properties are located southwest of the intersection of Clarkson Road and Pioneer Circle. Currently, proposed Lot 4R is developed with a single-family residence and two accessory structures. Proposed Lot 1RB is developed with a single-family residence accessory structures. Proposed Lot 1RA is developed with one shop structure.

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 subject properties are currently zoned Rural Residential (Pennington County). The proposed lots will range in size from 3.672 acres to 9.267 acres in size. The minimum required lot area for the Rural Residential District is 3 acres. All proposed lots meet the minimum lot size requirement. The existing single-family dwellings and accessory structures are allowed uses within the Rural Residential District. There are two structures located on existing Lot 4 with legal non-conforming setbacks. No other setback concerns have been identified by the Pennington County Planning Department.

Two variance applications to exceed 40 dwelling units on a dead-end road system have been submitted for review and approval by the Pennington County Zoning Board of Adjustment. Additionally, a Conditional Use Permit to allow an outbuilding to be the primary use of proposed Lot 1RA has been submitted for review and approval by the Pennington County
Planning Commission. Pennington County Planning is not requiring that these issues be addressed prior to submittal of a Final Plat.

The City’s Future Land Use Plan identifies the appropriate use of the property as Forest Conservation. Large lot single-family residences are identified as an appropriate secondary use. As such, the proposed plat is in compliance with the City’s Comprehensive Plan. The applicant should be aware that approach permits must be obtained from the Pennington County Highway Department prior to issuance of a building permit.

**Pioneer Circle:** Pioneer Circle is located along the southwest lot line of existing Lots 4 and 5 and along the east lot line of existing Lot 1R. Pioneer Circle 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, sidewalk, street light conduit, sewer and water. Currently, Pioneer Circle is paved to a width of approximately 19 feet with no curb, gutter, street light conduit, sewer, or water and is located within a 66’ wide right-of-way. An additional 0.152 acres of right-of-way would be dedicated to Pioneer Circle per this plat. The Pennington County Highway Department has not noted the need for any additional improvements to be made to Pioneer Circle as part of this plat. As such, an Exception to waive additional street improvements to Pioneer Circle has been administratively granted.

**Clarkson Road:** Clarkson Road is located along the northern lot line of existing Lot 1R. Clarkson 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 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Clarkson Road is paved to a width of approximately 22 feet with no curb, gutter, street light conduit, sewer, or water and is located within a 66’ wide right-of-way. The Pennington County Highway Department has not noted the need for any additional improvements to be made to Clarkson Road as part of this plat. As such, an Exception to waive additional street improvements to Pioneer Circle has been administratively granted.

**Utilities:** The subject properties are served by individual wells and on-site wastewater systems as there are no City water or sewer services available within 400 feet of the area.

**Fire Suppression System and Wildland Fire Mitigation Agreement:** Understanding that adequate fire flow is not available to support manual structural firefighting efforts, fire sprinkler protection designed and installed as per NFPA13D will be considered as an acceptable option to offset the flow deficiency. The installation of the residential fire sprinkler protection would apply to all future residential development including significant alterations to existing structures, which expands the footprint of the structure to include any covered decks or similar appurtenances. Since the area is considered to be a wildland fire hazard area, exterior building construction materials, building separations and landscaping provisions must be in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative. All new construction and any alteration of the exterior of the existing structures must be in conformance with the Rapid City Fire Department Survivable Space Initiative. A Wildland Fuels Mitigation Plan must be developed and implemented. For these reasons, upon submittal of a Final Plat application, a signed covenant agreement must be submitted addressing the fire sprinkler protection, survivable space initiatives, and wildland fuels mitigation plan. The covenant agreement will be recorded once the Final Plat is approved and recorded.
Platting Process: Since no subdivision improvements are being required as a part of the Preliminary Subdivision Plan, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application once City Council approves this application and the noted stipulation of approval has been met.

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