No. 22PL059 - Preliminary Subdivision Plan ITEM #3

GENERAL INFORMATION:

APPLICANT: Rodshop Enterprises LLC
AGENT: Janelle - KTM Design Solutions, Inc.
PROPERTY OWNER: Rodshop Enterprises LLC
REQUEST: No. 22PL059 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: Lot 43R of Sweetbriar Heights, located in Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lot 43RA and 43RB of Sweetbriar Heights
PARCEL ACREAGE: Approximately 1.4 acres
LOCATION: 2051 Covington Street
EXISTING ZONING: Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION: Low-Density Neighborhood

SURROUNDING ZONING:
North: Suburban Residential District (Pennington County)
South: Suburban Residential District (Pennington County)
East: Suburban Residential District (Pennington County)
West: Suburban Residential District (Pennington County)

PUBLIC UTILITIES: Rapid Valley Sanitary District

DATE OF APPLICATION: May 26, 2022

REVIEWED BY: Marlo Kapsa / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to submittal of the Final Plat application, the plat document shall be revised to show the "formerly" legal description as, "formerly all of Lot 43R of Sweetbriar Heights";
2. Upon submittal of the Final Plat application, the plat document shall continue to show four feet of right-of-way being dedicated along Covington Way; and
3. Upon submittal of the Final Plat application, any necessary easements shall be shown on the plat document.
GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing 1.05 acre lot into two lots. Proposed Lot 43RA will be sized 0.53 acres and proposed Lot 43RB will be sized 0.51 acres.

The property is located in Pennington County outside of the City limits but within the City’s 3-mile platting jurisdiction. More specifically the property is located west of the intersection of Howie Drive and Covington Street. Currently, 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 subject property is zoned Suburban Residential by Pennington County. The Pennington County Planning Department has indicated that the proposed lot sizes meet the minimum lot size requirement for the Suburban Residential District. The applicant has indicated that the proposed lots are intended for single-family residences. This is an allowed use within the Suburban Residential District.

The City’s Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Single-family residences are identified as an appropriate primary use. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Covington Street: Covington Street is located along the east lot line of the subject property and is classified as a collector street on the City’s Major Street Plan requiring that it be located within a minimum 68-foot wide right-of-way with an additional 10 feet where a turn lane is required and be constructed with a minimum 32-foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, sewer, and water. Currently, Covington Street is constructed to collector street standards with the exception of missing streetlight conduit. An Exception to waive the installation of streetlight conduit has been administratively granted by the Rapid City Public Works Department. Covington Street is located within a 60-foot wide right-of-way with an additional four feet to be dedicated as right-of-way per this plat. Pennington County Highway Department had no concerns with the proposed plat. As such, no infrastructure improvements are being required as part of this plat.

Alley: There is an unimproved alley located along the north lot line of the subject property. The Rapid City Infrastructure Design Criteria Manual requires that alleys be located within a minimum 20-foot wide right-of-way and constructed with a minimum street pavement width of 16 feet. Currently, the alley is located within a 20-foot wide right-of-way and is unpaved. An Exception to waive the requirement to pave the alley has been administratively granted by the Rapid City Public Works Department.
Drainage: The property is located within the Racetrack Drainage Basin. The proposed lots are a redevelopment of previously developed lots. Stormwater runoff impacts that would occur as result of the proposed subdivision will be minimal. As such, no Drainage Report is being required as part of this plat. Storm sewer and inlets are present within Covington Street.

Water/Sewer: The subject property is located within the Rapid Valley Sanitary District service area. Currently, a water and sewer main exist within the Covington Drive right-of way to serve the subject property. The Rapid Valley Sanitary District has not indicated any concerns with the proposed plat.

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.