

STAFF REPORT
September 21, 2023

No. 23PL056 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Adam and Sharon Weaver
AGENT	Ron Davis - Davis Engineering, Inc.
PROPERTY OWNER	Adam and Sharon Weaver
REQUEST	No. 23PL056 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 4 of Strato Rim Estates Subdivision located in the SE¼ of the SW¼ of Section 7, T1S, R7E, B.H.M, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 4 of Strato Rim Estates
PARCEL ACREAGE	Approximately 5.7 acres
LOCATION	Southwest of Aeronauts Way and Strato Rim Drive
EXISTING ZONING	Low Density Residential District and Rural Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	Rural Residential District (Pennington County)
South:	Rural Residential District (Pennington County)
East:	Highway Service District (Pennington County)
West:	Rural Residential District (Pennington County)
PUBLIC UTILITIES	Community water and on-site wastewater
DATE OF APPLICATION	June 16, 2023
REVIEWED BY	Tanner Halonen / Dan Kools

RECOMMENDATION:

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

1. Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.070 of the Rapid City Municipal Code;
2. Upon the submittal of a Development Engineering Plan application, all information as per §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;
3. Upon the submittal of a Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and

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- approval as per §1.15 of 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;
4. Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval to:
 - Construct a water main in Strato Rim Drive or the criteria for obtaining an Exception shall be met; and,
 - Construct property line sidewalks along the portion of Strato Rim Drive adjacent to the proposed lots or a Variance shall be obtained from City Council.If an Exception and/or a Variance is obtained a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;
 5. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to County Ordinance 14 for an Easement Road shall be submitted for review and approval for Aeronauts Way or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
 6. Upon the submittal of a Development Engineering Plan application, the site plan shall be revised to identify the water supply to the proposed lots;
 7. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 8. Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
 9. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured if necessary;
 10. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured;
 11. Prior to the approval of a Development Engineering Plan application, all permits required by Pennington County shall be obtained;
 12. Upon the submittal of a Final Plat application, Covenant Agreements shall be entered into with the City to ensure:
 - The installation of fire suppression systems in any new residential structures. The system design and installation shall meet the system requirements of the National Fire Protection Act 13, 13R, and 13D as applicable; and,
 - 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.A copy of the executed agreements shall be submitted with the Final Plat application;
 13. Upon the submittal of a Final Plat application, the legal description shall be revised on the plat document to read 'Lot A & Lot B of Lot 4' rather than 'Lot A & Lot B and Lot 4' and 'SW¼ of SW¼' rather than 'SE¼ of SW¼';
 14. Upon the submittal of a Final Plat application, the street prefix on the plat document shall be revised to read 'Aeronauts Way' rather than 'Areonauts Way';
 15. Upon the submittal of a Final Plat application, the Tax ID and Parcel ID shall be removed from the plat document;
 16. Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements. Miscellaneous documents shall be provided for all necessary easements outside of the plat boundary; and,
 17. Prior to the City's acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide the property currently addressed as 23679 Strato Rim Drive into two lots. The proposed development will be known as Lots A and B of Lot 4 of Strato Rim Estates Subdivision and will be 5 acres and 0.75 acres in size, respectively.

The property is outside of the City limits but within the City's three-mile platting jurisdiction and is located northwest of the intersection of Strato Rim Drive and Aeronauts Way. The property currently contains a single-family dwelling and a detached garage. All existing development is situated in the northeastern portion of the property and will be located on proposed Lot A. Proposed Lot B is currently undeveloped.

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: Proposed Lot A is zoned Rural Residential (Pennington County). This zoning district is intended for large lot residential development. Proposed Lot B is zoned Low Density Residential (Pennington County). This zoning district is intended for semi-rural residential uses. The Pennington County Planning Department has reviewed the application and noted no zoning concerns.

The City's Comprehensive Plan identifies the Future Land Use of the property as Forest Conservation and recommends a minimum density of three acres per dwelling unit. Proposed Lot B is 0.75 acres in size. The Future Land Use of proposed Lot B is expected to be updated to Low Density Neighborhood in 2024.

Strato Rim Drive: Proposed Lot A is accessed by Strato Rim Drive which is classified as a Local Street in the Infrastructure Design Criteria Manual. The Infrastructure Design Criteria Manual requires that this 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, sewer, and water. The Public Works Department has administratively waived the requirement to construct sanitary sewer in Strato Rim Drive and have approved an Exception (File #23EX073) to waive the construction of curb, gutter, street light conduit, and additional pavement. Upon the submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval to:

- Construct a water main in Strato Rim Drive or the criteria for obtaining an Exception must be met; and,
- Construct property line sidewalks along the portion of Strato Rim Drive adjacent to the proposed lots or a Variance must be obtained from City Council.

If an Exception and/or a Variance is obtained a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

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Aeronauts Way: Proposed Lot B is accessed by Aeronauts Way which is classified as an Easement Road in County Ordinance 14. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to County Ordinance 14 for an Easement Road must be submitted for review and approval for Aeronauts Way or the criteria for obtaining an Exception must be met. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application.

Water/Sewer: Onsite sanitary sewer is being proposed to serve the proposed development. Upon the submittal of a Development Engineering Plan application, the site plan must be revised to identify the water supply to the proposed lots.

Drainage: No grading work is being proposed as part of this plat.

Fire Protection: There are no public water mains in this area and the lots will be served by a community water source. A community water source cannot provide the minimum required fire flows pursuant to the International Fire Code adopted by the City of Rapid City. To support the subdivision and subsequent development, the Rapid City Fire Department utilizes residential fire sprinkler protection designed and installed as per the National Fire Protection Act 13, 13R, and 13D as an acceptable option to offset fire flow deficiencies. The proposed development is located within an area considered to be a wildland fire hazard and therefore 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.

Upon the submittal of a Final Plat application, Covenant Agreements must be entered into with the City to ensure:

- The installation of fire suppression systems in any new residential structures. The system design and installation must meet the system requirements of the National Fire Protection Act 13, 13R, and 13D as applicable; and,
- 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.

A copy of the executed agreements must be submitted with the Final Plat application.

Development Agreement: Chapter 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.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. The resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. The Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements,

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a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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