GENERAL INFORMATION:

APPLICANT: Brant Grote
AGENT: Renee Catron - Renner Associates, LLC
PROPERTY OWNER: Lloyd Gibson
REQUEST: No. 16PL101 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: A portion of the SE1/4 of the NW1/4, located in Section 17, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION: Proposed Lot LG of Gibson Subdivision
PARCEL ACREAGE: Approximately 1 acres
LOCATION: 3964 Red Rock Canyon Road
EXISTING ZONING: Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION: Forest Conservation
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: Community well and private on-site wastewater
DATE OF APPLICATION: October 4, 2016
REVIEWED BY: Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Upon submittal of a Final Plat application, water testing data for proposed Lot LG demonstrating that potable water is present shall be submitted for review and approval;
2. Prior to submittal of a Final Plat application, the proposed access easement located across the unplatted balance of the S1/2S1/2SW1/4NE1/4 of Section 17, T1N, R7E to serve as access to the unplatted balance located north of proposed Lot LG shall be recorded. In addition, a recorded copy of the easement shall be submitted with the Final Plat application; and,
3. Prior to submittal of a Final Plat application, the applicant shall coordinate with the Register of Deed’s Office to determine if the proposed Lot should be labeled “Lot 5” or “Lot 2” in lieu of “Lot LG”.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan application to create a one acre lot, leaving an unplatted balance. The lot is to be known as Lot LG of Gibson Subdivision.

The property is located outside of the City limits but within the City’s three mile platting jurisdiction. More particularly, the property is located approximately 390 feet east of Red Rock Canyon Road at the eastern terminus of a 20 foot wide access easement. Currently, a single family residence with an attached garage is located on the property.

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: As previously noted, the property is located outside of the City limits of Rapid City but within the City’s three mile platting jurisdiction. The property is currently zoned Suburban Residential District by Pennington County. The proposed one acre lot meets the minimum lot size requirement for the Suburban Residential District when on-site wastewater and a community water source are provided.

Access: Currently, a 20 foot wide private street for access and utilities easement provides access to proposed Lot LG. The applicant has requested and staff has approved an Exception request to waive the requirement to improve the easement since the plat does not result in any additional lots taking access from the private street.

Water: The applicant has indicated that a community well located adjacent to proposed Lot LG provides water to the existing single family residence located on the property. The well and service line are secured within an easement. However, upon submittal of a Final Plat application, water testing data demonstrating that potable water is being provided must be submitted for review and approval.

Wastewater: A septic tank and drainfield are currently in place on proposed Lot LG to serve the existing residence. An On-site Wastewater Treatment Permit has been issued for the existing on-site facility.

Unplatted Balance: As a result of the plat, an unplatted balance will be created north of proposed Lot LG. The applicant has submitted a copy of an access easement to be created across the unplatted balance of S1/2S1/2SW1/4NE1/4 of Section 17, T1N, R7E to serve as access to the unplatted balance. Prior to submittal of a Final Plat application, the proposed
access easement must be recorded. In addition, a recorded copy of the easement must be submitted with the Final Plat application.

**Register of Deed’s:** The Register of Deed’s Office has noted that they prefer the proposed lot to be labeled “Lot 5” or “Lot 2”. As such, prior to submittal of a Final Plat application, the applicant must coordinate with the Register of Deed’s Office to determine if the proposed Lot should be labeled “Lot 5” or “Lot 2” in lieu of “Lot LG” as noted.

**Summary:** The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations.