

STAFF REPORT
August 24, 2017

No. 17PL087 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Red Rock Development Company, LLC.
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Red Rock Development Company, LLC David and Laurie Schaefer
REQUEST	No. 17PL087 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 14 of Block 22 of Red Rock Estates and a portion of the unplatted NE1/4 of the NE1/4 of Section 29, T1N, R7E, all located in the NE1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 14R of Block 22 of Red Rock Estates
PARCEL ACREAGE	Approximately 0.441 acres
LOCATION	lying west of Bandon Lane
EXISTING ZONING	Low Density Residential District - General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 28, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall be revised to show the dedication of ½ foot of additional right-of-way along Bandon Lane or an Exception shall

STAFF REPORT
August 24, 2017

No. 17PL087 - Preliminary Subdivision Plan

ITEM 4

be obtained. If an Exception is obtained, the approved Exception document shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to replat Lot 14, Block 22 of Red Rock Estates, expanding the size of the lot 20 feet to the west to create a 0.441 acre property to be known as Lot 14R. The additional 0.051 acre expansion will be taken from the adjacent unplatted golf course property. The golf course property becomes a non-transferable parcel until such time as it is platted in the future.

The property is located approximately 120 feet north of the intersection of Donegal Way and Bandon Lane, on the west side of Bandon Lane. In April of 2017, a building permit was issued to construct a single family residence 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: Lot 14 is currently zoned Low Density Residential District. The area being incorporated into the lot from the adjacent golf course parcel is currently zoned General Agriculture District. A lot may have more than one zoning designation; however, no building permits can be issued for a residential use and/or accessory structure for that portion of the proposed lot zoned General Agriculture District since the General Agriculture District requires a minimum 20 acre lot size for a residential use. The applicant should be aware that this portion of the property must be rezoned to Low Density Residential District prior to any structural development within the western 20 feet of the proposed lot.

Bandon Lane: Bandon Lane is located along the east lot line of the proposed lot and is classified as a lane place street requiring that it be located in a minimum 50 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Bandon Lane has been constructed to lane place standards with the exception of the right-of-way width and sidewalk. The construction of the sidewalk will be required at the time a building permit is issued for the property. Currently, Bandon Lane is located in a 49 foot wide right-of-way requiring that ½ foot of right-of-way be dedicated as a part of platting the property as proposed. Upon submittal of a Final Plat application, the plat document must be revised to show the dedication of the additional right-of-way or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Final Plat application.

Platting Process: With the exception of dedicating additional right-of-way along Bandon Lane, the proposed plat does not require any subdivision improvements. Without subdivision improvements, a Development Engineering Plan application is not required. Subsequently,

STAFF REPORT
August 24, 2017

No. 17PL087 - Preliminary Subdivision Plan

ITEM 4

upon City Council approval of the Preliminary Subdivision Plan, a Final Plat application can be submitted for review and approval. The applicant should be aware that since a Development Engineering Plan application is not required, the plat application submittal fee of \$250.00 plus \$20.00 per lot must be submitted with the Final Plat application.

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