

STAFF REPORT
July 9, 2015

No. 15PL049 - Preliminary Subdivision Plan

ITEM 12

GENERAL INFORMATION:

APPLICANT	Kendra and Gary Larson
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Kendra S. Larson
REQUEST	No. 15PL049 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The NW1/4 of the SW1/4 of Government Lot 3 of Section 30, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 and 2 of Larson Subdivision
PARCEL ACREAGE	Approximately 28.69 acres
LOCATION	7344 Norsemen Lane
EXISTING ZONING	Limited Agricultural District (Pennington County)
FUTURE LAND USE DESIGNATION	Forest Conservation
SURROUNDING ZONING	
North:	General Agricultural District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	Private well and on-site wastewater system
DATE OF APPLICATION	June 9, 2015
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. A Final Plat shall be submitted for review and approval;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the cul-de-sac street labeled as "Norseman Lane"; and,
3. Upon submittal of a Final Plat application, a Covenant Agreement shall be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as per NFPA 13D throughout all new residential

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- structures.
4. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 5. Prior to approval of a Development Engineering Plan application, final engineering plans, signed and sealed by a Professional Engineer, shall be submitted for review and approval;
 6. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 7. Upon submittal of a Final Plat application, a Road Maintenance Agreement shall be submitted for recording.

GENERAL COMMENTS:

The applicant is proposing to subdivide a 24.69 acre parcel into two lots. The lots will be sized 14.03 acres and 24.66 acres, respectively, and will be known as Lots 1 and 2 of Larson Subdivision.

The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction. Currently, a single family residence, a cabin, a barn and a garage are located on proposed Lot 2. Proposed Lot 1 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 property is currently zoned Limited Agriculture District by Pennington County. The Limited Agriculture District requires a minimum 10 acre lot size. The proposed lots meet the minimum lot size requirements of the Limited Agriculture District. The applicant should be aware that a building permit must be obtained from the Pennington County Planning Department prior to the start of construction of any new development on the proposed lots.

Norseman Lane: Norseman Lane extends north along a section line highway from Sheridan Lake Road to serve as access to the property. Norseman Lane is a cul-de-sac street and is classified as a local street pursuant to the Infrastructure Design Criteria Manual requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the cul-de-sac bulb must be located within a minimum 118 foot diameter right-of-way and constructed with a minimum 96 foot diameter paved surface. Currently, Norseman Lane is constructed with a 22 foot wide surface. The balance of the section line extending along the west side of the property is undeveloped. The applicant has submitted an Exception request to allow a modified cul-de-sac and street section of 22 feet of surface width with 4 inches of asphalt millings and a ditch section on the west side, to waive the

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requirement to provide curb, gutter and street light conduit and to waive all improvements to the undeveloped section line highway extending north of Norseman Lane. Based on the limited number of residences accessing along Norseman Lane, the Exception request was approved to allow the existing street and ditch design along Norseman Lane and to waive all improvements along the undeveloped section line highway.

Collector Street: The Major Street Plan identifies a collector street extending through the northwest corner of the property. An Exception request was approved waiving the requirement to dedicate right-of-way for the future collector street and to construct the street since existing conditions do not support the future development of this street within the property. Please note that the Major Street Plan will be amended to reflect this change.

Water/Sewer: Currently, a well and a septic tank and drainfield located on proposed Lot 2 serve the existing single family residence also located on proposed Lot 2. The applicant has indicated that a private well and similar on-site wastewater system will serve future development on proposed Lot 1. An Exception request was approved to waive the requirement to provide dry water and sewer mains along Norsemen Lane since there aren't any existing water or sewer mains in the vicinity and since no future water and sewer main extensions are proposed in the near future under the City's Utility System Master Plan.

Fire Department: The Rapid City Fire Department has indicated that due to the rural location of the subdivision and that water is not available to support required fire flows for residential development, residential fire sprinkler protection must be designed and install as per NFPA 13D throughout all new residential structures. The Fire Department has been working with the applicant(s) to ensure compliance with this requirement. As such, upon submittal of a Final Plat application, a Covenant Agreement must be submitted for recording at the Register of Deed's Office to ensure that residential fire sprinkler protection is designed and installed as identified.

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