

STAFF REPORT
January 8, 2015

No. 14PL086 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Robert and Stacie Tschetter
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Robert and Stacie Tschetter
REQUEST	No. 14PL086 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Dahm Subdivision, located in Section 18, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2A and 2B of Dahm Subdivision
PARCEL ACREAGE	Approximately 1.2 acres
LOCATION	6664 Dark 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	Private well and
DATE OF APPLICATION	December 2, 2014
REVIEWED BY	Vicki L. Fisher / Not Assigned

RECOMMENDATION:

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

1. Prior to the submittal of a Final Plat application, the plat document shall be revised to show a water service line easement for proposed Lot 2A;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to identify a 7.6 foot wide minor drainage and utility easement along the north lot line of proposed Lot 2A as per Exception #13EX175 in lieu of a standard 8 foot wide minor drainage and utility easement;

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3. Prior to submittal of a Final Plat application, the applicant shall enter into a Covenant Agreement securing a Wild Land Fuels Mitigation Plan and an on-going Vegetation Management Plan in accordance with the provisions of the Rapid City Fire Department Survivable Space Initiative and securing the provision that an approved residential fire sprinkler system shall be installed and maintained in accordance with NFPA 13D throughout the guest house/garage located on proposed Lot 2A;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to include a note identifying that a holding tank is the only allowable wastewater system to be located on proposed Lot 2A; and,
5. Upon submittal of a Final Plat application, a covenant agreement securing maintenance and ownership of the shared water well shall be submitted for recording with the Final Plat document.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to subdivide one lot into two lots. The Preliminary Subdivision Plan shows the lots are to be sized 0.53 acres and .067 acres, respectively, and are identified as Lots 2A and 2B of Dahm Subdivision.

On November 7, 2013, the applicant submitted a similar Preliminary Subdivision Plan application (File #13PL119) to create the two lots as currently proposed. The applicant subsequently withdrew the application. The City Council acknowledged the applicant's withdrawal on April 7, 2014.

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 is located on proposed Lot 2B and a guest house/garage is located on proposed Lot 2A. A private well and an on-site wastewater system serve the existing single family residence.

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:

Variances/Exceptions: The applicant has obtained Variances and Exceptions as needed to waive street and utility improvements, to reduce setback(s) and to allow a lot less than one acre with an on-site water and wastewater system. As a result, no subdivision improvements are required as a part of platting the property as proposed.

Forty Unit Rule: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Currently, Dark Canyon Road serves as exclusive access to 120. The proposed plat will result in a total of 121 lots

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with one point of access. The applicant has submitted an Exception (File #13EX218) to allow 121 dwelling units with one point of access. The City has subsequently approved the Exception request with the stipulation that prior to submittal of a Final Plat application, the applicant enter into a Covenant Agreement securing a Wild Land Fuels Mitigation Plan and an on-going Vegetation Management Plan in accordance with the provisions of the Rapid City Fire Department Survivable Space Initiative and securing the provision that an approved residential fire sprinkler system be installed and maintained in accordance with NFPA 13D throughout the guest house/garage located on proposed Lot 2A.

Water: The applicant has indicated that the well located on proposed Lot 2B will serve both lots. As such, upon submittal of a Final Plat application, a covenant agreement securing maintenance and ownership of the shared water well must be submitted for recording with the Final Plat document. In addition, the plat document must be revised to show a water service line easement for proposed Lot 2A.

Wastewater: Currently, a septic tank and drainfield serve the existing residence located on proposed Lot 2B. However, the property is located over the Madison Aquifer which is a sensitive ground water area as identified by the South Dakota Department of Natural Resources. As such, prior to submittal of a Final Plat application, the plat document must be revised to include a note identifying that a holding tank is the only allowable wastewater system to be located on proposed Lot 2A.

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