

STAFF REPORT  
April 5, 2018

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**No. 18PL015 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Crossing Land Company
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Crossing Land Company, LLC
REQUEST	<b>No. 18PL015 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract B less Lots 1 and 2 of Rushmore Center, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 3, 4 and 5 of Tract B of Rushmore Center
PARCEL ACREAGE	Approximately 6.87 acres
LOCATION	Northwest of the intersection of E. Anamosa Street and Luna Avenue
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 9, 2018
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the site plan and master plan shall be revised addressing redline comments;
2. Prior to submittal of a Final Plat application, the plat document shall show the dedication of four additional feet of right-of-way along Luna Avenue with an additional five feet the first 200 feet as Luna Avenue extends north from E. Anamosa Street or an Exception

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- shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Final Plat application;
3. Prior to submittal of a Final Plat application, the plat document shall show the dedication of a non-access easement along E. Anamosa Street;
  4. Prior to submittal of a Final Plat application, the plat title shall identify the subdivision as "Rushmore Center" in lieu of "Rushmore Center Subdivision"; and,
  5. Prior to submittal of a Final Plat application, the plat document shall show the recording information for the existing drainage easements.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to create three commercial lots. The lots are sized 2.590 acres, 2.38 acres and 1.88 acres, respectively. The proposed lots are to be known as Lots 3, 4, and 5 of Tract B of Rushmore Center.

The property is located in the northwest corner of the intersection of Luna Avenue and E. Anamosa Street. Currently, the property 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 General Commercial District. The Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial. Creating commercial lots within this area is in compliance with the City's adopted Comprehensive Plan.

**Luna Avenue:** Luna Avenue is located along the east lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way with an additional 10 feet of right-of-way the first 200 feet as it extends north from E. Anamosa Street, an arterial street. In addition, Luna Avenue must be constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Luna Avenue is located in a 60 foot wide right-of-way and constructed as a collector street with the exception of a sidewalk, which is required to be constructed as a part of a future building permit. Prior to submittal of a Final Plat application, the plat document must show the dedication of four additional feet of right-of-way along Luna Avenue with an additional five feet the first 200 feet as Luna Avenue extends north from E. Anamosa Street 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.

**E. Anamosa Street:** The south lot line of the property is located adjacent to E. Anamosa Street. E. Anamosa Street is identified as a principal arterial street on the City's Major Street Plan

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requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water. Currently, E. Anamosa Street is located within a 90 foot wide right-of-way and constructed to principal arterial street standards. Previous platting of this parcel included the dedication of 10 additional feet of right-of-way for E. Anamosa Street. As such, the 10 additional feet of right-of-way required for E. Anamosa Street will be secured upon platting of the property located south of the street. No additional right-of-way is required to be dedicated from this property.

Proposed Lot 5 of Tract B is a corner lot with Luna Avenue located along the east lot line and E. Anamosa Street located along the south lot line. Access to the proposed lot must be taken from Luna Avenue, a collector street, instead of E. Anamosa Street, a principal arterial street. As such, prior to submittal of a Final Plat application, the plat document must show a non-access easement along E. Anamosa Street.

Redline Comments: City staff has noted a few changes on the site plan and master plan submitted with the plat application. A copy of the redline comments have been provided to the applicant's consultant. Prior to submittal of a Final Plat application, the site plan and master plan must be revised to address the redline comments.

Plat Title: The Register of Deed's Office has indicated that the plat title must be revised to read "Rushmore Center" in lieu of "Rushmore Center Subdivision". Staff recommends that the plat document be revised as identified prior to submittal of a Final Plat application.

Platting Process: The proposed plat does not require any subdivision improvements. However, since a Minor Plat cannot include the dedication of right-of-way, the applicant submitted this Preliminary Subdivision Plan application. Without subdivision improvements, a Development Engineering Plan application is not required. Subsequently, 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