GENERAL INFORMATION:

APPLICANT                Hay Land, LLC
AGENT                    Ferber Engineering Co., Inc.
PROPERTY OWNER           Hay Land LLC
REQUEST                  No. 18PL065 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION That portion of the NE1/4 lying north of 1-90, less East Mall Business Center Subdivision, less Marshall Heights Subdivision No. 2, less Lots H2, H3, H4 and H5, that portion of the NW1/4, less lots AR, B and C, less the E1/2 of the NW/14 of the NE1/4 of the NW1/4, less East Mall Business Center Subdivision, less part of Lot H2, part of Lot H4, Lots H5, H6, H7, H8 and the right-of-way; a portion of Lot 1 of the NW1/4 of the SE1/4, less Lot H1 and Lot A in a portion of Lot H1 of the N1/2 of the SE1/4, all located in Section 30 and 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION Proposed Lots 1 and 2 of Block 2 of East Mall Business Center Subdivision

PARCEL ACREAGE           Approximately 47.16 acres
LOCATION                 North of 1-90, south of E. Mall Drive
EXISTING ZONING          General Commercial District
FUTURE LAND USE DESIGNATION Mixed Use Commercial
SURROUNDING ZONING
North:                   General Commercial District - Light Industrial District
South:                   General Commercial District (Planned Development)
East:                    General Commercial District
West:                    General Commercial District (Planned Development) - Light Industrial District (Planned Development)

PUBLIC UTILITIES        City sewer and water
DATE OF APPLICATION      July 13, 2018
REVIEWED BY             Vicki L. Fisher / Todd Peckosh
RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, written documentation from all of the affected utility companies shall be submitted indicating concurrence with the proposed vacation of section line highway. In addition, utility easements shall be secured as needed;
2. Prior to submittal of a Final Plat application, the plat title shall be revised addressing comments from the Register of Deed’s Office; and,
3. Prior to submittal of a Final Plat application, an access easement shall be recorded at the Register of Deed’s Office securing access to an unplatted balance created as a result of this plat. In addition, a copy of the recorded access easement shall be submitted with the Final Plat application. Access to the unplatted parcels shall be secured.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to create two commercial lots leaving three unplatted balances. The lots are sized 37.53 acres and 9.63 acres, respectively, and are to be known as Lots 1 and 2 of Block 2, East Mall Business Center Subdivision.

The property is located north of I-90 and south of E. Mall Drive, approximately 1,500 feet east of the E. Mall Drive and N. Lacrosse Street intersection. 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 zoned General Commercial District. In addition, the City’s Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial which supports a general commercial development. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

E. Mall Drive: East Mall Drive is located along the north lot line of the property and is classified as a principal arterial street on the City’s Major Street Plan 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 water mains. The street is currently developed to principal arterial street standards with the exception of sidewalks, which will be required to be constructed as a part of a building permit for any future development of the property.
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Traffic Impact Study: Creating the two commercial lots as proposed does not require that a Traffic Impact Study be submitted. However, the applicant should be aware that future development of the proposed lots that results in a minimum of 100 vehicle peak hour trips will require that a Traffic Impact Study be submitted for review and approval upon submittal of a building permit.

Water: Currently, two 16 inch water mains exist along the west side of proposed Lot 1. In addition, a 14 inch water main exists along E. Mall Drive. Fire hydrants are currently located on both sides of E. Mall Drive and are spaced approximately 400 feet apart. No additional improvements are required as a part of this plat. Services must be sized and constructed as a part of a building permit for any future development of the property.

Sewer: Currently, a 15 inch sewer main exists along E. Mall Drive with 8 inch sewer mains extending to the south at the right-of-way bump-outs. No additional improvements are required as a part of this plat. Services must be sized and constructed as a part of a building permit for any future development of the property.

Section Line Highway: An unimproved section line highway extends through the property. The applicant is proposing to vacate the section line highway via the plat document. As such, prior to submittal of a Final Plat application, written documentation from all of the affected utility companies must be submitted indicating concurrence with the proposed vacation of section line highway. In addition, the plat document must identify utility easements if required by the affected utility companies.

Unplatted Balance: As previously indicated, the applicant is proposing to create two commercial lots leaving three unplatted balances. E. Mall Drive will serve as access to two of the unplatted balances. However, the third unplatted balance will be land locked as a result of the proposed plat. As such, prior to submittal of a Final Plat application, an access easement must be recorded at the Register of Deed’s Office securing access to the unplatted balance. In addition, a copy of the recorded access easement must be submitted with the Final Plat application.

Plat Title: The Register of Deed’s Office has identified several revisions to the plat title in order to accurately identify the location of the property. Prior to submittal of a Final Plat application, the plat title must be revised addressing the comments from the Register of Deed’s Office.

Platting Process: With the vacation of the section line highway, no subdivision improvements will be required. As such, a Development Engineering Plan application is not required. Subsequently, the applicant can proceed with the submittal of a Final Plat application. However, the $250.00 application fee plus $20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application must be paid as a part of the Final Plat submittal.

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