GENERAL INFORMATION:

APPLICANT          Lazy P-6 Land Co., Inc.
AGENT              Lawrence M. Kostaneski, PE - Centerline
PROPERTY OWNER     Lazy P-6 Land Co. Inc.
REQUEST            No. 19PL043 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION
The unplatted portion of Government Lot 1 and 2, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION
Proposed Lots 4, 8, 10 and 11 of North 80 Subdivision (4 commercial lots)
PARCEL ACREAGE     Approximately 15.003 acres
LOCATION           Northeast of the intersection of Shelby Avenue and Stumer Road
EXISTING ZONING    Office Commercial District
FUTURE LAND USE DESIGNATION  Employment
SURROUNDING ZONING
North:             Medium Density Residential
South:             General Commercial District (Planned Development)
East:              General Agricultural District
West:              Office Commercial District (Planned Development)
PUBLIC UTILITIES  City sewer and water
DATE OF APPLICATION May 10, 2019
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 plat document shall be revised to show the dedication of 4 additional feet of right-of-way along E. Stumer Road as it abuts proposed Lots 4 and 8 or an Exception shall be obtained from the City Council. If an Exception is obtained, a copy of the approved document shall be submitted with the Development
No. 19PL043 - Preliminary Subdivision Plan

ITEM 6

Engineering Plan application;

2. Prior to submittal of a Final Plat application, the plat document shall be revised to show “Stumer Road” as “E. Stumer Road”; and,

3. Prior to submittal of a Final Plat application, the plat document shall be revised to show the lot line between proposed Lot 8 and existing Lot 7 as a solid line in lieu of a dashed line.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to create four commercial lots. The proposed lots will range in size from 1.7984-acres to 5.379-acres and are a part of the North 80 Subdivision.

The property is located north and east of the E. Stumer Road and Shelby Avenue. 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 Office Commercial District which requires a minimum 6,500-square foot lot size. As noted above, the proposed lots exceed the minimum lot size requirement. The City’s Future Land Use Plan identifies the appropriate use of the property as Employment. The creation of four commercial lots within this area is in compliance with the City’s Future Land Use Plan.

E. Stumer Road: E. Stumer Road is located along the south lot lines of proposed Lots 4 and 8 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 and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, E. Stumer Road is located in a 60-foot wide right-of-way and constructed with a 33 foot-wide paved surface, curb, gutter, gutter, street light conduit, water and sewer with the exception of the eastern 125-feet. This portion of the street is unimproved within a 60-foot wide right-of-way. The applicant has submitted an Exception request to waive the requirement to dedicate the additional four-foot of right-of-way required from the subject property, to add the additional foot of pavement and to improve the eastern 125 feet of the street. On May 29, 2019, staff approved the Exception request except for the requirement to dedicate four-additional feet of right-of-way. The applicant has the option of appealing staff’s decision to the City Council within 10 working days of the denial. As such, upon submittal of a Final Plat application, the plat document must be revised to show the dedication of four additional feet of right-of-way or an Exception must be obtained from the City Council.

Shelby Avenue: Shelby Avenue extends north from E. Stumer Road between the four proposed lots and is classified as a commercial street requiring a minimum 70-foot wide right-of-way
and a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Shelby Avenue is located in a 52-foot wide right-of-way and constructed with a 24-foot wide paved surface, curb, gutter and street light conduit. The applicant has submitted an Exception request to waive the requirement to dedicate the 18 additional feet of right-of-way and to improve the street as identified. On May 29, 2019, staff approved the Exception request. As such, no additional improvements are needed for Shelby Avenue.

**Platting Process:** Since Exceptions have been granted waiving the requirement to improve the two adjacent streets, no subdivision improvements are required as a part of platting the property as proposed. Subsequently, the applicant can proceed with the submittal of a Final Plat application upon approval of the Preliminary Subdivision Plan by the City Council.

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