

STAFF REPORT
February 6, 2020

No. 20PL001 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Alta Terra Development
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Alta Terra Development
REQUEST	No. 20PL001 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the NW1/4 less Lot H1 and Lot H2 of the W1/2 of the NW1/4 Less Lot H1 of the SW1/4 of the NW1/4, less Moon Meadows Park Subdivision less right-of-way, located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 3 and 4 of Block 1 of Moon Meadows Park Subdivision (Two commercial lots)
PARCEL ACREAGE	Approximately 2.82 acres
LOCATION	North of Moon Meadows Drive
EXISTING ZONING	General Commercial District-Planned Development Overlay
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	January 10, 2020
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall show the dedication of all necessary easements; and,

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2. Upon submittal of a Final Plat application, the plat document shall show the name of the subdivision as "Moon Meadows Park Subdivision" in lieu of "Moon Meadows Subdivision".

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two commercial lots leaving three separate unplatted non-transferable balances. The lots will be sized 1.58 acres and 1.24 acres, respectively, and are to be known as Lots 3 and 4, Block 1 of Moon Meadows Park Subdivision.

The property is located in the northeast corner of the intersection of Mount Rushmore Road (U.S. Highway 16) and Moon Meadows Drive. 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 with an Initial Planned Development Overlay (File #05PD077). On February 13, 2006, the City Council approved the Initial Planned Development Overlay to allow a 217,572-square foot department store and convenience store on approximately 45 acres, which included the subject property. A Final Planned Development Overlay application has not been submitted and, subsequently, the property has not been developed as initially proposed. The applicant should be aware that a Final Planned Development Overlay application must be approved prior to issuance of a building permit.

The City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial, which includes the General Commercial District as a preferred zoning designation. As such, the proposed plat is in compliance with the City's adopted Comprehensive Plan.

Master Plan: The applicant has submitted a Master Plan that includes the three areas being left as non-transferable unplatted balances. The Master Plan identifies proposed apartments and townhomes within two areas that are currently unplatted. However, as previously noted, the City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial which does not support the proposed residential development. Please note that approval of this Preliminary Subdivision Plan does not indicate approval of the Master Plan.

Streets: The property is bordered by Mount Rushmore Road (principal arterial street), Moon Meadows Drive (principal arterial street) and Bella Luna Place (commercial street). There are no street improvements required as a part of this plat application. However, the recently constructed Bella Luna Place has not been accepted by the City pending the completion of

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a few outstanding items. As such, platting the property as proposed did not qualify as a Minor Plat application. Please note that since there are no subdivision improvements required as a part of this plat, the applicant can proceed directly to the submittal of a Final Plat application once the City Council has approved the Preliminary Subdivision Plan creating the two proposed lots.

Sidewalks: The applicant should be aware that sidewalks in compliance with the Infrastructure Design Criteria Manual and Chapter 12 of the Rapid City Municipal Code will be required as a part of any future building permit for the property or a Variance must be obtained from the City Council

Sewer: The property is currently served by City sewer. An 8-inch sewer main exists, respectively, in each of the adjacent streets. No additional sewer improvements are required as a part of this plat.

Water: The property is located in the Skyline Water Zone which serves elevations of 3,680 feet to 3,900 feet. Elevations of the proposed development is approximately 3,816 feet. No additional water improvements are required as a part of this plat.

Drainage: The property is located within the Landfill Drainage Basin. A stormwater quality treatment and detention facility was previously constructed for the entire Moon Meadow development located north and south of Moon Meadows Drive. Storm sewer and drainage channels are in place to convey the un-detained runoff to the stormwater facility. Upon submittal of a Final Plat application, easements must be secured as needed.

Traffic Impact Study: A Traffic Impact Study is not required in order to plat the property as proposed. However, the applicant should be aware that future development of the proposed lots may trigger that a Traffic Impact Study be submitted for review and approval as a part of building permit.

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