

STAFF REPORT  
May 21, 2020

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**No. 20PL027 - Preliminary Subdivision Plan**

**ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Dakota Heartland, Inc.
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Dakota Heartland, Inc.
REQUEST	<b>No. 20PL027 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The S1/2 of Government Lot 3 Less Big Sky Subdivision, Less Big Sky Business Park and Less right-of-way; the S1/2 of Government Lot 4 Less Big Sky Business Park, Less Lot H1, H2 and right-of-way, all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 5 thru 7 of Block 5, Lots 1 and 2 of Block 6 of Big Sky Business Park
PARCEL ACREAGE	Approximately 15.6 acres
LOCATION	North of the intersection of Degeest Drive and Berniece Street
EXISTING ZONING	Medium Density Residential District - Office Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District - Office Commercial District (Planned Development Designation)
South:	Medium Density Residential District
East:	Public District
West:	Office Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 24, 2020
REVIEWED BY	Vicki L. Fisher / Dan Kools

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RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, documentation securing maintenance and ownership of all proposed drainage elements and Major Drainage Easement(s) shall be submitted for recording.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create five residential lots. The lots range in size from 0.6 acres to 5.39 acres and are a part of the Big Sky Business Park.

The property is located at the northern terminus of Degeest Street. Currently, the property is void of any structural development.

On September 17, 2018, the City Council approved a Preliminary Subdivision Plan (18PL074) to create five residential lots, which included the subject property and additional acreage directly south of the property.

On March 19, 2019, the City approved a Development Engineering Plan application (19PL003) that included the subject property showing the creation of four residential lots and the construction of Degeest Street and utilities through the property.

Since this plat excludes an area that was included with the previous Preliminary Subdivision Plan application and includes one additional residential lot than shown on the approved Development Engineering Plan application, this application was submitted for review and approval.

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 Medium Density Residential District with the exception of the western 60 feet, which is zoned Office Commercial District. The entire property is located within a Planned Development Overlay. The applicant should be aware that the portion of the property zoned Office Commercial District must be rezoned to Medium Density Residential District for single family or two-unit residential development. The Office Commercial District and the Medium Density Residential District support multi-family development. The applicant should also be aware that a Final Planned Development 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 Urban Neighborhood which supports the proposed residential development. As such, the proposed

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plat is in compliance with the City's Future Land Use Plan and the adopted Comprehensive Plan.

Subdivision Improvements: The required subdivision improvements for the proposed residential development are currently being constructed as a part of the associated Development Engineering Plan application (File #19PL003) noted above. As such, upon approval of this Preliminary Subdivision Plan application, the applicant can proceed directly to the submittal of a Final Plat application.

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