

STAFF REPORT
August 27, 2020

No. 20PL057 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Mount Rushmore Properties
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.
PROPERTY OWNER	Mount Rushmore Properties
REQUEST	No. 20PL057 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of Lots 1 and 2 of Block 35 of Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot B of Dupont Addition
PARCEL ACREAGE	Approximately 0.10 acres
LOCATION	1211 Mount Rushmore Road
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 23, 2020
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. A Final Plat shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to replat two properties into one lot. The lot will be sized 4.566 acres and will be known as Lot B of Dupont Addition.

The property is located approximately 70 feet south of the intersection of Clark Street and

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Mount Rushmore Road, on the west side of Mount Rushmore Road. Currently, a commercial building is located on the property and is being used as a real estate office.

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 and has been developed with a commercial structure and parking lot. There is no minimum lot size requirement in the General Commercial District and the existing use of the structure as a real estate office is a permitted use in the General Commercial District. The property is currently legal non-conforming for setback(s), landscaping and parking. Replatting the property as proposed does not alter the boundary of the development. As such, the property remains legal non-conforming.

Mount Rushmore Road: Mount Rushmore Road is located along the east lot line of the property and is identified as a principal arterial street on the City's Major Street Plan. Mount Rushmore Road has been constructed to principal arterial street standards. As such, there are no street improvements required with this application.

Water: There are two 8-inch water mains located in Mount Rushmore Road. An Exception has been granted to allow the non-conforming water service line to remain until it needs repair or replacement. As such, there are no improvements required with this application.

Sewer: There is an 8-inch sewer main located in Mount Rushmore Road. An Exception has been granted to allow the non-conforming sewer service line to remain until it needs repair or replacement. As such, there are no improvements required with this application.

Platting Process: The current legal description of the two existing properties, south half of Lots 1 and 2, is a non-transferable description. As such, platting the property as proposed does not meet the requirements to be submitted as a Lot Line Adjustment-Consolidation Plat. As previously noted, Exceptions have been granted to allow legal non-conforming water and sewer service lines. As such, platting the property as proposed does not meet the requirements to be submitted as a Minor Plat. Subsequently, the applicant submitted this application. Since there are no subdivision improvements required as a part of this plat, a Development Engineering Plan application is not required. Instead, the applicant can submit a Final Plat application for review and approval once City Council has approved this application.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations.