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
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.