

STAFF REPORT
October 22, 2020

No. 20PL076 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Atlantis LLC
AGENT	AA No Agent
PROPERTY OWNER	Atlantis LLC
REQUEST	No. 20PL076 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 1 Revised of Atlantis Subdivision, located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots A and B of Lot 1 Revised of Atlantis Subdivision (2 commercial lots)
PARCEL ACREAGE	Approximately 1.169 acres
LOCATION	1314 N. Elk Vale Road
EXISTING ZONING	General Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	Box Elder
South:	General Commercial District
East:	Box Elder
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 24, 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 Development Engineering Plan application, construction plans for the shared access shall be submitted for review and approval showing the commercial driveway constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development

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- Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
 3. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City if public improvements are required;
 4. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 5. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to replat an existing lot into two lots. The lots are to be known as Lots A and B of Lot 1 of Atlantis Subdivision and are to be sized 5.14 acres and 1.169 acres, respectively.

The property is located east of Elk Vale Road and south of the Interstate 90 service road. Currently Fairfield Inn and the Watiki Water Park are located on proposed Lot A. A future expansion of the water park is proposed on Lot B.

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 a Planned Development Overlay. The City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial. As such, the existing commercial development of the property is in compliance with the City's Comprehensive Plan.

Utilities: The City of Rapid City currently provides water and sewer service to the hotel and water park located on proposed Lot A. However, the applicant is proposing to expand the water park onto proposed Lot B and, due to design issues, this lot will be served by Box Elder. As such, the applicant is proposing to de-annex proposed Lot B upon Final Plat approval and annex into the City limits of Box Elder to secure the utility services needed to serve the water park expansion. Lot A will remain within the City limits of Rapid City and continue to be served by the City.

Access: A "Covenant for Cross-use Agreement" has been previously secured to allow shared access and parking on the commercial development for the existing hotel and water park development. As such, no additional access easements or parking agreements are needed as a result of this plat. However, platting the property as proposed triggers the requirement

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that the shared commercial driveway be constructed to City street design standards. As such, upon submittal of a Development Engineering Plan application, construction plans for the shared access must be submitted for review and approval showing the commercial driveway constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or must meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

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