

STAFF REPORT
January 21, 2021

No. 20PL104 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	ZCO, Inc
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	ZCO, Inc.
REQUEST	No. 20PL104 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 17 of Marlin Industrial Park less Marlin Drive Commercial Park and a portion of the NW1/4 of the NE1/4 less Marlin Industrial Park, less Marlin Drive Commercial Park less Lot H1 and less right-of-way, all located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 17A of Marlin Industrial Park
PARCEL ACREAGE	Approximately 1.43 acres
LOCATION	Southeast of the intersection of Marlin Drive and Creek Drive
EXISTING ZONING	Light Industrial District - General Agricultural District
FUTURE LAND USE DESIGNATION	Employment
SURROUNDING ZONING	
North:	General Commercial District (Planned Development)
South:	General Agricultural District
East:	Light Industrial District
West:	Heavy Industrial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 23, 2020
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall show the dedication of 4.5 feet of additional right-of-way along Marlin Drive with an additional 5 feet of right-of-way the first 200 feet as the street extends east from Creek Drive or shall meet criteria for

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obtaining an Exception to waive the requirement. If an Exception is obtained, a copy of the approved document shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 2.05-acre industrial lot by combining an existing 1.43-acre platted lot with an approximate 0.62-acre portion of an unplatted parcel, leaving an unplatted non-transferable balance. The proposed lot is to be known as Lot 17A, Marlin Industrial Park.

The applicant has also submitted a Rezoning request (File #20RZ045) to change the zoning designation of the 0.62 acres as mentioned above from General Agriculture District to Light Industrial District.

The property is located in the southeast corner of the Marlin Drive and Creek Drive intersection. 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 proposed lot is currently zoned Light Industrial District with the exception of the southern 0.62 acres which is currently zoned General Agriculture District. As previously indicated, the applicant has submitted a Rezoning request to change the zoning designation of the 0.62 acres from General Agriculture District to Light Industrial District. The Light Industrial District requires a minimum lot size of 20,000 square feet. The proposed lot will create an 89,298-square foot lot, which exceeds the minimum lot size requirement.

The City's Future Land Use Plan identifies the appropriate use of the property as Employment. The Employment designation supports office, medical, research and educational campuses as primary uses. Supporting commercial and retail uses are encouraged as secondary uses. However, the properties along Marlin Drive are currently zoned Light Industrial District east of Creek Drive and Heavy Industrial District west of Creek Drive. Staff acknowledges that this stretch of Marlin Drive has developed as an industrial corridor. As such, the City Future Land Use Plan will be revised to show the appropriate use of the property as Light Industrial during the next periodic update of the Comprehensive Plan. Once this is completed, the proposed Rezoning request and this plat will be in compliance with the City's Comprehensive Plan.

Creek Drive: Creek Drive is identified as a minor arterial street on the City's Major Street Plan requiring that the street be located within a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer. Creek Drive is located within a 100-foot wide right-of-way

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and has been constructed in compliance with minor arterial street design standards, with the exception of sidewalk. The applicant should be aware that a sidewalk along Creek Drive will be required at the time a building permit is requested for the proposed lot. No improvements are required as a part of platting the property as proposed.

Marlin Drive: Marlin Drive is identified as a collector street on the City's Major Street Plan requiring that the street be located within a minimum 68-foot wide right-of-way with an additional 5 feet of right-of-way the first 200 feet as the street extends east from Creek Drive and constructed with a minimum 24-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Marlin Drive is located in a 59-foot wide right-of-way and constructed in compliance with collector street design standards, with the exception of sidewalk. As previously noted, the applicant should be aware that a sidewalk along Marlin Drive will be required at the time a building permit is requested for the propose lot. Upon submittal of a Final Plat application, the plat document must show the dedication of 4.5 feet of additional right-of-way along Marlin Drive with an additional 5 feet of right-of-way the first 200 feet as the street extends east from Creek Drive or must meet criteria for obtaining an Exception to waive the requirement. If an Exception is obtained, a copy of the approved document must be submitted with the Final Plat application.

Water: The property is located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. The elevation of the proposed lot is approximately 3,265 feet. There are existing 12-inch and 16-inch water mains located within the Marline Drive right-of-way. In addition, there is an existing 16-inch water mains located within the Creek Drive right-of-way. No water improvements are required as a part of this plat.

Sewer: Currently, an 8-inch sanitary sewer main is located within the Marlin Drive right-of-way and an existing 12-inch sanitary sewer main is located within the Creek Drive right-of-way. No sewer improvements are required as a part of this plat.

Drainage: The property is located in the South Highway 79 Drainage Basin. Currently, there is an 18-inch storm sewer with inlets located in Marlin Drive and a 30-inch storm sewer with inlets located within Creek Drive. At the time of a building permit application, a drainage plan and report must be submitted for review and approval. The drainage report must address storm water quantity control to pre-developed, historic rates and provide storm water quality treatment as needed. No drainage improvements are required as a part of this plat.

Subdivision Improvements: Other than the dedication of additional right-of-way along Creek Drive as noted above, no subdivision improvements are required as a part of this plat. As such, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application once the Planning Commission and the City Council have approved this application.

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