

STAFF REPORT
March 4, 2021

No. 21PL009 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Dwayne Pankratz
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Duane Pankratz
REQUEST	No. 21PL009 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Government Lot 1 less the west 660 feet less Shortcut Subdivision and less Lots H2 and H5; the SE1/4 of the NE1/4 less the west 660 feet of the north 1081.18 feet less Lots H2, H3 , less Rushmore Regional Industrial Park and less Hilltop Business Park Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 2 of Block 2 of Hilltop Business Park Subdivision
PARCEL ACREAGE	Approximately 16.8 acres
LOCATION	Southwest of the intersection of East Anamosa Street and Elk Vale Road
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District (Planned Development Designation)
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 3, 2021
REVIEWED BY	Vicki L. Fisher / Dan Kools

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RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the Certificates shall be revised to show Certificates for a Final Plat in lieu of a Minor Plat. In addition, two signature lines shall be added to the Certificate of Highway or Street Authority to allow for signature by the Rapid City Public Works Department and the South Dakota Department of Transportation; and,
2. Upon submittal of a Final Plat application, the plat shall be revised to show "N. Elk Vale Road" as "Elk Vale Road".

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create one commercial lot. The lot will be sized 16.8 acres and will be known as Lot 2, Block 2, Hilltop Business Park.

The property is located in the southwest corner of the intersection of E. Anamosa Street and Elk Vale Road. 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 property is currently zoned General Commercial District which does not require a minimum lot size. Any future development of the property must be in compliance with Chapter 17.18 (General Commercial District) of the Rapid City Municipal Code.

E. Anamosa Street: E. Anamosa Street is identified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface. The street is currently located within a 150-foot wide right-of-way and constructed with a varying pavement width of 36 feet to 48 feet, including a left turn lane onto Elk Vale Road. Curb, gutter, street light conduit, water and sewer also exist. As such, no further improvements are necessary as a part of this plat.

Elk Vale Road: Elk Vale Road is identified as a principal arterial street on the City's Major Street Plan requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum 36-foot wide paved surface. The street is currently located within a 250-foot wide right-of-way and constructed with 75 feet of pavement, 7.5-foot wide paved shoulders and a curb and gutter median. Elk Vale Road does not currently have curb, gutter or street light conduit. However, the street is under the jurisdiction of South Dakota Department of Transportation. An Exception has been administratively approved waiving the requirement to install curb, gutter and street light conduit. As such, no further improvements are necessary as a part of this plat.

Sidewalks: Sidewalks along all adjacent right-of-way must be provided as a part of a building

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permit for future development of the property or a Variance must be obtained from the City Council waiving the requirement.

Water: The proposed lots are located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. The elevation of the proposed development is approximately 3,275 feet. There is an existing 16-inch water main in the southern portion of the E. Anamosa Street right-of-way fronting the property. There is also a 16-inch water main in the eastern portion of Elk Vale Road right-of-way fronting a portion of the property. A water main does not exist along the south 550 feet of frontage. However, since the existing water main is looped, an additional water main along Elk Vale Road is not needed. Subsequently, an Exception has been administratively approved waiving the requirement to install a water main in the southern 550 feet of Elk Vale Road right-of-way.

Sewer: A 12-inch sewer main exists within the west portion of the Elk Vale Road right-of-way fronting the property. In addition, an 8-inch sewer main exists in the north portion of the E. Anamosa Street right-of-way fronting the property. No further improvements are required as a part of this plat.

Drainage: The property is located in the Race Track Drainage Basin. There is storm sewer in E. Anamosa Street right-of-way and ditches in the Elk Vale Road right-of-way. There is also an existing historic drainage area in the northeast corner of the property. No additional drainage improvements are needed as a part of this plat. However, upon submittal of a building permit or further subdivision of the property, stormwater detention and stormwater quality treatment will need to be provided.

Platting Process: Since Exceptions have been granted waiving any subdivision improvements, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application after City Council has approved this Preliminary Subdivision Plan application.

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