No. 21PL046 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT Tim Vermeulen - T & A Properties, LLC
AGENT Shanon Vasknetz - Baseline Surveying
PROPERTY OWNER T & A Properties, LLC
REQUEST No. 21PL046 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION Lot 1 of Lot C less Lot H1 of Golden Eagle Subdivision, located in Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION Proposed Lot 1A and Lot 1B of Lot C of Golden Eagle Subdivision
PARCEL ACREAGE Approximately 4.73 acres
LOCATION 2450 Seger Drive
EXISTING ZONING Light Industrial District
FUTURE LAND USE DESIGNATION Light Industrial
SURROUNDING ZONING
North: General Agricultural District (Pennington County)
South: Light Industrial District
East: Light Industrial District
West: General Agricultural District (Pennington County)
PUBLIC UTILITIES Rapid City
DATE OF APPLICATION May 4, 2021
REVIEWED BY Karl Bauer / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to submittal of a Final Plat application, the applicant shall confirm that a minimum of 100-feet of right-of-way is being provided along Seger Drive or the plat document shall be revised accordingly;
2. Prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment shall be obtained to reduce the side yard setback from 25 feet to 23.73 feet for the existing storage building located on proposed lot 1A or the plat document shall be revised to provide
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the minimum required setback; and

3. Prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment shall be obtained to reduce the front yard setback from 25 feet to 23.17 feet for the existing storage, shop, and office building as a result of dedicating the additional right-of-way along Seger Drive.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into two lots. The lots will be sized 2.055 acres and 2.676 acres, respectively, and will be known as Lot 1A and Lot 1B of Lot C of Golden Eagle Subdivision.

The property is located north of the intersection of Seger Drive and Emerson Lane, on the north side of Seger Drive. Lot 1A is occupied by two structures – one 2,049.3 square-foot structure is used as storage and the other, a 1,215 square-foot structure, is used as storage, a shop, and an office. Lot 1B 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 as Light Industrial District. The proposed lots well exceed the 20,000 square-foot minimum lot size for this district. In addition, the existing development located on proposed Lot 1A is a permitted use in the district.

The City’s Future Land Use Plan identifies the appropriate use of the property as Light Industrial. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Land Use/Setbacks: As previously noted, two structures are located on proposed Lot 1A. The requirement to dedicate additional right-of-way for Seger Drive will reduce the front yard setback to 23.17 feet for the storage, shop, and office building. A minimum 25-foot front yard setback is required. As such, prior to submittal of a Final Plat application, a Variance from the Zoning Board of Adjustment must be obtained reducing the front yard setback to 23.17 feet. Also, the storage building will be within the 25-foot side yard setback of the shared lot line of lots 1A and 1B. Prior to submittal of a final plat, a Variance from the Zoning Board of Adjustment must be obtained reducing the side yard setback from 25 feet to 23.73 feet or the plat document shall be revised to provide the minimum required setback.

Seger Drive: Seger Drive is located along the south lot line of the property and serves as access to the two proposed lots. Seger Drive is classified as a Minor Arterial street requiring that it be located in a minimum 100-foot wide right-of-way and constructed with a minimum pavement width of 36 feet with curb, gutter, sidewalk, street light conduit, water and sewer.
Currently, Seger Drive is currently located within an 89.58-foot right of way and is constructed to Minor Arterial street standards. The plat document identifies the dedication of 9.97 feet of additional right-of-way. Prior to submittal of a Final Plat application, the applicant must confirm that a minimum of 100-feet of right-of-way is being provided along Seger Drive or the plat document must be revised accordingly. In particular, the dimensions currently shown do not provide a 100-foot right-of-way (49.46'+25.19'+15.25'+9.97'=99.87').

**Sidewalks:** A sidewalk is in place on the north side of Seger Drive as it abuts the subject property. No additional sidewalk improvements are needed.

**Water/sewer:** The property is served by Rapid City. Please note that no additional improvements are required as a part of this plat.

**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 and the above noted stipulations of approval have been met.

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