

STAFF REPORT
November 24, 2021

No. 21PL120 - Preliminary Subdivision Plan

ITEM 18

GENERAL INFORMATION:

APPLICANT	Casey Cuny - Scull Construction Service, Inc.
AGENT	FMG Engineering
PROPERTY OWNER	THF Stone Ridge Development LLC
REQUEST	No. 21PL120 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of the NE1/4 lying southwest of 5th Street right-of-way less Lot H-1 less Fifth Street Office Plaza less Black Hills Center less Stumer Road and less E. Stumer Road, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 10 of Block 2 of Black Hills Center Subdivision
PARCEL ACREAGE	Approximately 12.99 acres
LOCATION	Northeast of the intersection of Black Hills Boulevard and Catron Boulevard
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	Highway Service (Pennington County) - General Commercial District (Pennington County)
East:	General Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 29, 2021
REVIEWED BY	Vicki L. Fisher / 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, a miscellaneous document shall be recorded with the Register of Deeds' Office creating the proposed shared access easement. In

STAFF REPORT
November 24, 2021

No. 21PL120 - Preliminary Subdivision Plan

ITEM 19

addition, the recording information for the miscellaneous document shall be shown on the Final Plat; and,

2. Upon submittal of a Final Plat application, all necessary easements shall be shown on the plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 1.8-acre commercial lot, leaving an unplatted non-transferable balance. The lot will be known as Lot 10 of Block 2, Black Hills Center Subdivision.

The property is located in the northeast corner of the intersection of Black Hills Boulevard and Catron Boulevard. 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 zoned General Commercial District with a Planned Development Designation. The applicant should be aware that a Final Planned Development Overlay application must be reviewed and approved prior to issuance of a building permit.

The City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial which supports general commercial uses. Creating a commercial lot at this location is in compliance with the City's Comprehensive Plan.

Future Land Use: The applicant has submitted a site plan showing the future construction of a liquor store on the proposed lot. Due to the size of the store, the use will require that a Traffic Impact Study be submitted with the Final Planned Development Overlay application. Any improvements required by the Traffic Impact Study to accommodate traffic from the proposed use must be addressed as a part of the Final Planned Development Overlay application and constructed as a part of the building permit for the proposed use.

Black Hills Boulevard/Catron Boulevard: Black Hills Boulevard is located along the west lot line of the property and Catron Boulevard is located along the south lot line of the property. Black Hills Boulevard and Catron Boulevard are classified as a commercial street and a principle arterial street, respectively, and have been constructed in compliance with the Infrastructure Design Criteria Manual with the exception of a water main along Catron Boulevard as it abuts the property. However, a water main is not needed within this area of the right-of-way to serve the subject property or surrounding properties. As such, an administrative exception has been granted waiving the requirement to construct a water main along Catron Boulevard. Subsequently, no street improvements are required as a part of this plat.

STAFF REPORT
November 24, 2021

No. 21PL120 - Preliminary Subdivision Plan

ITEM 19

Sewer: A 15-inch sewer main is located in Catron Boulevard and a 12-inch sewer main is located in Black Hills Boulevard. No additional sewer improvements are required as a part of this plat.

Water: The proposed lots are located in the Palo Verde Water Zone which serves elevations of 3,300 feet to 3,450 feet. The elevation of the proposed development is approximately 3,400 feet. A 12-inch water main is located in Black Hills Boulevard. No additional water improvements are required as a part of this plat.

Access: The applicant's Master Plan and proposed lot layout identifies a 40-foot by 80-foot shared access easement extending east from Black Hills Boulevard to serve as access to the proposed lot. The north half of the easement is located outside the boundary of the plat. As such, prior to submittal of a Final Plat application, a miscellaneous document must be recorded with the Register of Deed's Office creating the proposed shared access easement. In addition, the recording information for the miscellaneous document must be shown on the Final Plat.

The Master Plan for the balance of the property identifies seven additional commercial lots along Stumer Road. Please note that approval of this plat application does not indicate approval of the Master Plan.

Drainage: The property is located in the South Truck Route Drainage Basin. Stormwater detention and stormwater quality treatment are provided by Detention Cell 301 located at the intersection of Fifth Street and Parkview Drive. A drainage plan and report are not required at this time since there are no subdivision improvements required as a part of this plat. The applicant should be aware that a drainage plan and report will be required as a part of the Final Planned Development Overlay application to address the proposed future development to be located on the lot.

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