

STAFF REPORT
November 24, 2021

No. 21PL107 - Preliminary Subdivision Plan

ITEM 14

GENERAL INFORMATION:

APPLICANT	Redrock Apartments LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Redrock Apartments LLC
REQUEST	No. 21PL107 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Lot B of Red Rock Shadows Subdivision, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 12 of Block 2 of Red Rock Shadows Subdivision
PARCEL ACREAGE	Approximately 6.22 acres
LOCATION	Southwest of the intersection of Muirfield Drive and Portrush Road
EXISTING ZONING	Office Commercial District - Low Density Residential District II
FUTURE LAND USE DESIGNATION	Urban Neighborhood and Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District - Low Density Residential II
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District - General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 8, 2021
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 6.22-acre lot, leaving a non-transferable balance. The lot is to be known as Lot 12 of Block 3, Red Rock Shadows Subdivision.

The property is located in the northwest corner of Dunsmore Road and Portrush Road. A 149-unit apartment building is currently being constructed on the property.

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 primarily zoned Office Commercial District with a small area within the northwest corner zoned Low Density Residential II District. As previously noted, a 149-unit apartment building is currently being constructed on the property. The apartment building, parking, landscaping and open space area are all located within the Office Commercial District. The area currently zoned Low Density Residential District II is being used for drainage. The proposed lot does not create a land use or design conflicts as per the Rapid City Municipal Code.

The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood with a small area in the northwest area of the proposed lot as Low Density Neighborhood. The Urban Neighborhood designation supports multi-family development. Subsequently, the proposed plat is in compliance with the City's Comprehensive Plan.

Dunsmore Road: Dunsmore Road is located along the east lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that the street be located in a minimum 100-foot wide right-of-way and constructed with a minimum 24-foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. Dunsmore Road is currently constructed in compliance with these design standards. As such, no additional street improvements are required as a part of this plat.

Portrush Road: Portrush Road is located along the north lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 68-foot wide right-of-way with an additional 10 feet of right-of-way as the street extends west from Dunsmore Road and constructed with a minimum 34-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Portrush Road is located in a 76-foot wide right-of-way and constructed in compliance with collector street design standards. An administrative Exception has been granted to waive the requirement to dedicate one additional foot of right-of-way along Portrush Road.

Utilities: The property is served by Rapid City sewer and water. Sewer and water mains exist

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within the two adjacent right(s)-of-way. As such, no sewer and/or water improvements are required as a part of this plat.

Platting Process: As noted above, no subdivision improvements are required as a part of this plat. However, since an Exception was obtained to waive the dedication of one additional foot of right-of-way along Portrush Road, the Minor Plat process could not be utilized. Instead, the applicant was required to submit this Preliminary Subdivision Plan application. Since a Development Engineering Plan application is not required, the applicant can proceed directly to the submittal of a Final Plat application once City Council acts on this application.

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