

STAFF REPORT  
January 6, 2022

---

**No. 21PL129 - Preliminary Subdivision Plan**

**ITEM 6**

---

GENERAL INFORMATION:

APPLICANT	Buffalo Crossing West
AGENT	KTM Design Solutions, Inc for US Hotel and Resort Management Inc
PROPERTY OWNER	US Hotel and Resort Management Inc.
REQUEST	<b>No. 21PL129 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot F Rev of Buffalo Crossing West, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot F1 and Lot F2 of Buffalo Crossing West
PARCEL ACREAGE	Approximately 4.41 acres
LOCATION	1920 Hope Court
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 12, 2021
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

- Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Upon submittal of a Development Engineering Plan application, construction plans for the western half of the section line highway located along the west lot line shall be submitted

STAFF REPORT  
January 6, 2022

---

**No. 21PL129 - Preliminary Subdivision Plan**

**ITEM 6**

---

for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a commercial street or shall meet criteria for obtaining an Exception or shall be vacated. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application; and,

2. Upon submittal of a Final Plat application, the plat document shall be revised to show the vacation information for the eastern half of the section line highway and the western half if this portion is also vacated.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing lot into two lots. The lots will be sized 2.59 acres and 1.82 acres, respectively and will be known as Lots F1 and F2 of Buffalo Crossing West.

The applicant has also submitted a Revocation of a Planned Development Designation application (File #21PD048) for the submit property.

The property is located east of Promise Road and north of Hope Court. 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 with a Planned Development Designation. As previously noted, the applicant has submitted a Revocation of the Planned Development Designation application. This item will be considered at the January 6, 2022 Planning Commission meeting.

The City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial. Creating two commercial lots is supported within the Mixed Use Commercial designation. Subsequently, the proposed plat is in compliance with the City's Comprehensive Plan.

**Mount Rushmore Road:** Mount Rushmore Road is located along the east lot line of the property and is classified as a principal 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, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Mount Rushmore Road is located in a varying right-of-way width of approximately 375 feet and constructed as a divided highway with two-paved lanes in each direction with City water and sewer. An exception (21EX189) has been granted to waive curb, gutter and street light conduit. On December 6, 2021, the City Council approved a Variance request to waive the requirement to construct sidewalk along Mount Rushmore

STAFF REPORT  
January 6, 2022

---

**No. 21PL129 - Preliminary Subdivision Plan**

**ITEM 6**

---

Road. As such, no additional street improvements along Mount Rushmore Road are required as a part of this plat.

Hope Court: Hope Court, a commercial street, is located along the south lot line and has been constructed to commercial street design standards as per the Infrastructure Design Criteria Manual with the exception of water, sewer and sidewalk. An administrative exception has been granted to waive the requirement to install a water main and a sewer main since the existing water and sewer mains in Mount Rushmore Road currently serve the property. The applicant should be aware that a sidewalk along Hope Court as it abuts the subject property will be required as a part of a building permit for the property. No additional improvements are required as a part of this plat.

Section Line Highway: A section line highway is located along the west lot line of the property. The eastern portion of the section line highway has been previously vacated. However, the western half of the section line highway has not been vacated. As such, upon submittal of a Development Engineering Plan application, construction plans for the western half of the section line highway must be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a commercial street or must meet criteria for obtaining an Exception or must be vacated. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application. The applicant should be aware that a minimum 58-foot wide setback is required from the section line highway if it is not vacated. This may create design issues for any future development on the property.

Upon submittal of a Final Plat application, the plat document must be revised to show the vacation information for the eastern half of the section line highway and the western half if this portion is also vacated.

Water: The proposed lots are located in the Skyline Water Zone which serves elevations of 3,680 feet to 3,900 feet. Elevation of the proposed development is approximately 3,780 feet. A 14-inch water main currently exists in Mount Rushmore Road that currently serves the subject property. No additional water improvements are needed as a part of this plat.

Sewer: An 8-inch sewer main currently exists within Mount Rushmore Road that currently serves the subject property. No additional sewer improvements are needed as a part of this plat. .

Drainage: The proposed development is located in the Arrowhead Drainage Basin. There is an existing stormwater facility located partially on the proposed lots and directly west of the subject property. This facility was constructed as part of the original Buffalo Crossing West development and includes both stormwater detention and stormwater quality treatment for the proposed lots.

Platting Process: If the western half of the section line highway located along the west lot line is vacated or an Exception is granted waiving the requirement to improve the section line highway, then a Development Engineering Plan application is not required. Instead, the applicant can proceed directly to the submittal of a Final Plat application.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable

STAFF REPORT  
January 6, 2022

---

**No. 21PL129 - Preliminary Subdivision Plan**

**ITEM 6**

---

Zoning and Subdivision Regulations assuming compliance with the stated stipulations.