No. 22PL015 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Crossing Land Company

AGENT: Renee Catron - KTM Design Solutions, Inc.

PROPERTY OWNER: Crossing Land Company

REQUEST: No. 22PL015 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Tract B Less Lots 1 and 2 of Rushmore Center, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 3 and 4 of Tract B of Rushmore Center

PARCEL ACREAGE: Approximately 6.78 acres

LOCATION: Northwest of the intersection of Luna Avenue and E. Anamosa Street

EXISTING ZONING: General Commercial District

FUTURE LAND USE DESIGNATION: Mixed-Use Commercial

SURROUNDING ZONING:
North: General Commercial District
South: Medium Density Residential District
East: General Commercial District
West: General Commercial District

PUBLIC UTILITIES: City sewer and water

DATE OF APPLICATION: February 25, 2022

REVIEWED BY: Marlo Kapsa / Emily Fisher

RECOMMENDATION:

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

1. Upon submittal of a Final Plat application, the plat document shall show the required 4 feet of dedicated right-of-way for Luna Avenue along the entire eastern border of the property with an additional 5 feet of dedicated right-of-way within 200 feet of the intersection of Luna Avenue and East Anamosa Street; and,

2. Upon submittal of the Final Plat application, the plat document shall show all necessary easements.
GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to create two lots to be known as Lots 3 and 4 of Tract B of Rushmore Center. Lot 3 will be 4.23 acres in size and Lot 4 will be 2.55 acres.

The property is located directly northwest of the intersection of East Anamosa Street and Luna Avenue. 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. An Initial and Final Planned Development Overlay application must be submitted for review and approval by the Planning Commission before a building permit is issued.

Luna Avenue: Luna Avenue is located along the eastern boundary of the subject property and provides access to the subject property. It is classified as a collector street within the City’s Major Street Plan. The Infrastructure Design Criteria Manual requires that a collector street be located within a minimum 68-foot wide right-of-way, with an additional 10-foot of right-of-way within 200 feet of an intersection with an arterial street, and constructed with a minimum 32-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. This portion of Luna Avenue is currently located within a 60-foot wide right-of-way and has been constructed with paved surface of approximately 35 feet in width, curb, gutter, sidewalk, street light conduit, water and sewer. Per the Infrastructure Design Criteria Manual, a minimum of four feet of right-of-way must be dedicated along the entire eastern border of the subject property with an additional five feet of right-of-way to be dedicated within 200 feet of the East Anamosa Street intersection. The developer is responsible for sidewalk at all intersections including accessible handicap ramps, unbuildable lots, and previously platted and/or developed lots. All other sidewalks are required as part of the building permit.

East Anamosa Street: East Anamosa Street is located along the southern boundary of the subject property and is classified as a minor arterial street on the Major Street Plan. The Infrastructure Design Criteria Manual requires that a minor arterial street be located within a minimum 100-foot wide right-of-way and constructed with a minimum 46-foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. This portion of East Anamosa Street is located within a 100-foot wide dedicated right-of-way and is constructed with a paved surface of approximately 60 feet in width, curb, gutter, sidewalk, street light conduit, water and sewer. The developer is responsible for sidewalk at all intersections including accessible handicap ramps, unbuildable lots, and previously platted and/or developed lots. All other sidewalks are required as part of the building permit.
**Water/Sewer:** There are dual water mains located along the east side of Luna Avenue. Additionally, an 8-inch sewer main exists within Luna Avenue right-of-way. City records indicate there are existing water and sewer services extending into the property. As such, no additional utility improvements are needed as a part of this plat. All unnecessary services must be abandoned as part of the building permit process.

**Drainage:** The property is located in the Box Elder Drainage basin. Storm water quality treatment must be provided as required by Chapter 8.48 of the Rapid City Municipal Code. All discharge points must be addressed for post-runoff vs. pre-runoff rates.

**Platting Process:** Since no subdivision improvements are being required as a part of the Preliminary Subdivision Plan, a Development Engineering Plan application is not required. Instead, the applicant may submit a Final Plat application once City Council approves this application and the 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.