GENERAL INFORMATION:

APPLICANT: Hay Land, LLC
AGENT: Ferber Engineering Co., Inc.
PROPERTY OWNER: Hay Land, LLC
REQUEST: No. 22PL038 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: The balance of Lot 1 of Silver Strike Subdivision, less a portion of Lot 1A of Block 5 in East Mall Business Center Subdivision and less Tish Boulevard right-of-way, located in the SW1/4 of the NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lot 1R of Silver Strike Subdivision
PARCEL ACREAGE: Approximately 36.11 acres
LOCATION: East of Tish Boulevard and north of E. Mall Drive
EXISTING ZONING: General Commercial District
FUTURE LAND USE DESIGNATION: Mixed-Use Commercial
SURROUNDING ZONING: North: Heavy Industrial District, South: General Commercial District, East: General Agricultural District, West: General Commercial District
PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: April 8, 2022
REVIEWED BY: Marlo Kapsa / Todd Peckosh

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulation:
1. Upon submittal of a Final Plat application, written documentation from all of the affected utility companies indicating approval of the vacation of the existing power easements on the property shall be submitted.
GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to plat a 36.11 acre lot to be known as Lot 1R of Silver Strike Subdivision.

The property is located directly east of Tish Boulevard just north of the intersection of Tish Boulevard and East Mall Drive. 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. There is no minimum lot size requirement within the General Commercial District. As previously noted, the proposed lot is 36.11 acres in size. The City’s Future Land Use Plan identifies the appropriate use of the property as Mixed-Use Commercial which includes General Commercial as one of its primary zoning districts.

Traffic Impact Study: Section 2.17 of the Infrastructure Design Criteria Manual states that a Traffic Impact Study is required for any nonresidential development when trip generations during the peak hour is expected to exceed one hundred vehicles. The applicant should be aware that a Traffic Impact Study will likely be required at the time of submittal of a building permit application contingent upon the future use of the property.

Tish Boulevard: Tish Boulevard is located along the west lot line of the property and is identified as a Minor Arterial 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, Tish Boulevard is constructed pursuant to the design standards for a Principal Arterial Street. As such, no additional improvements are needed for this street as a part of this plat.

Interior Access and Utility Easements: The proposed plat identifies a 10-foot power easement running east to west across the center of the property to be vacated per this plat. Additionally, 305-foot long portion of an existing power easement running north to south in the southeast corner of the property is to be vacated per this plat. Written statements from all affected power companies acknowledging and approving the vacation of the existing power easements on the property shall be submitted upon the submittal of the Final Plat application. There is an existing 60-foot wide Public Roadway and Utility Easement located along the southeast corner of the property which is classified as a commercial street due to its location adjacent to commercially zoned property. The easement functions as a gravel driveway to Lot A of Lot 1 of Silver Strike Subdivision. An Exception waiving the Improvements to this Public Roadway and Utility Easement has been administratively approved due to the limited use and existing condition of Distribution Lane.
Water: The property is located in the Low Level Water Zone which serves elevations of 3100 to 3300 feet. The elevation of the proposed development is approximately 3140 to 3160 feet. There is an existing 12-inch water main located along the east side of Tish Boulevard. As part of the building permit process, an engineering report demonstrating adequate ability to serve any proposed development of the subject property must be provided.

Sewer: There is an existing dry sewer main located along Tish Boulevard. Upon submittal of a building permit, an engineering report and construction plans must be provided identifying how and where the subject property will be connected to a functioning sewer main.

Drainage: The property is located in the Box Elder Drainage Basin. Currently, a 24-inch storm sewer and inlets are installed in Tish Boulevard which drain into Element S143, a 30-foot wide drainage channel which runs along the southern property boundary. Upon submittal of a building permit application, a drainage report will be required to address detention and water quality elements of any proposed development.

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 stipulation of approval has been met.

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