GENERAL INFORMATION:

APPLICANT: Inland Truck Parts Company
AGENT: FMG Engineering
PROPERTY OWNER: Inland Truck Parts Company
REQUEST: No. 22PL084 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: SW1/4 of the SW1/4 of the NW1/4 less Lot H1 and the W1/2 of the SE1/4 of the SW1/4 of the NW1/4, all located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Proposed Lot 1 and Lot 2 of Inland Subdivision
PARCEL ACREAGE: Approximately 14.89 acres
LOCATION: Northeast of the intersection of Shelby Avenue and E. Stumer Road
EXISTING ZONING: Office Commercial District - Medium Density Residential District
FUTURE LAND USE DESIGNATION: Urban Neighborhood
SURROUNDING ZONING
North: Heavy Industrial District
South: Light Industrial District – General Commercial District
East: Heavy Industrial District
West: Light Industrial District
PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: July 29, 2022
REVIEWED BY: Vicki L. Fisher / Emily Fisher

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulation:
1. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of a 50-foot wide right-of-way along Dyess Avenue.
GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan application to create two industrial lots to be known as Lots 1 and 2 of Inland Subdivision and sized 7.593 acres and 6.786 acres, respectively.

The property is located in the northeast corner of the intersection of East Mall Drive and Dyess 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: Currently, the property is zoned Heavy Industrial District, however, a Rezone application to change the zoning designation from Heavy Industrial District to Light Industrial District is currently being considered for review and approval. The City’s Future Land Use Plan identifies the appropriate use of the property as Light Industrial which supports the Light Industrial District as a primary zoning designation. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

Dyess Avenue: Shelby Avenue is located along the west lot line of the subject property and is classified as minor arterial street requiring that it 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. Dyess Avenue is currently constructed to arterial street standards and sufficient right-of-way is being shown on the plat document. As such, no additional improvements are needed as a part of this plat. Upon submittal of a Final Plat application, the plat document must continue to show the dedication of a 50-foot wide right-of-way along Dyess Avenue. The applicant should be aware that sidewalks must be constructed as part of the building permit process.

Water/Sewer: The subject property is located in the Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. The elevation of the subject property is approximately 3,140 feet. Currently, a 14-inch water main and 8-in sewer main are located in Dyess Avenue. No additional water or sewer improvements are needed as a part of platting the property.

Drainage: The property is located in the Box Elder Drainage Basin. No drainage plan is being required as part of the platting process.

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.