

STAFF REPORT
January 26, 2023

No. 22PL153 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Shepherd Hills Commons LLC
AGENT	Renee Catron - KTM Design Solutions, Inc.
PROPERTY OWNER	Shepherd Hills Commons LLC
REQUEST	No. 22PL153 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 7 of Shepherd Hills South, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1A and 1B of Block 7 of Shepherd Hills South Subdivision
PARCEL ACREAGE	Approximately 17.2 acres
LOCATION	2109 E. Anamosa Street
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Public District
East:	Medium Density Residential District
West:	Mobile Home Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 29, 2022
REVIEWED BY	Tanner Halonen / Todd Peckosh

RECOMMENDATION:

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

1. Prior to the submittal of a Final Plat application, the applicant shall enter into a Developmental Lot Agreement to address shared access and landscaping.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two multi-family residential lots within Block 7 of Shepherd Hills South Subdivision. Lot 1A will be 12.09 acres

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and Lot 1B will be 5.11 acres in size.

The subject property is bounded by the future extensions of Mickelson Drive to the east and East Anamosa Street to the west. The property is currently void of any structural development.

On September 8, 2022, the Planning Commission approved a Final Planned Development Overlay (#22PD033) to allow a multi-family development on the property. The proposed subdivision is intended to separate the townhome apartments from the standard apartment buildings previously approved for this property. The townhome apartments will be located on Lot 1A and the standard apartment buildings will be located on Lot 1B.

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 zoned Medium Density Residential District with a Final Planned Development Overlay. All development standards are reviewed and calculated based on the individual property. The site plan submitted identifies that the lot size, setbacks, on-site parking, and open space proposed exceed the minimum requirements for each lot.

The site plan submitted identifies that the intersecting lot line will be located in the middle of a required 26-foot wide drive aisle resulting in half a drive aisle on either side of the lot line. In addition, an Exception was previously granted as part of the Final Planned Development Overlay to reduce the landscaping requirement by 124,504 landscaping points. As previously indicated the proposed subdivision requires that landscaping be calculated independently for Lots 1A and 1B. The site plan submitted identifies that each of the proposed lots are deficient in landscaping. As such prior to the submittal of a Final Plat application, the applicant shall enter into a Developmental Lot Agreement to address shared access and landscaping.

The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood, creating the multi-family residential lots as proposed is in compliance with the City's Comprehensive Plan.

East Anamosa Street: E. Anamosa Street is identified as a principal 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 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer, and water. The street is currently under construction with surety in place to guarantee completion. No additional improvements to East Anamosa Street are required as part of this plat.

Mickelson Drive: Mickelson Drive is identified 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

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constructed with a minimum 36-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer, and water. The street is currently under construction with surety in place to guarantee completion. No additional improvements to Mickelson Drive are required as part of this plat.

Water/Sewer: All required public improvements are currently under construction as part of the previously approved East Anamosa Shepherd Hills Subdivision and surety is in place to guarantee the completion. No additional utility improvements are required as part of this plat.

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