

STAFF REPORT
April 20, 2023

No. 23PL027 - Preliminary Subdivision Plan

ITEM #2

GENERAL INFORMATION:

APPLICANT	Pete Lien & Sons
AGENT	Avid4 Engineering
PROPERTY OWNER	Pete Lien & Sons
REQUEST	No. 23PL027 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SE1/4 of the SE1/4, Less Lot H1, H2, H3 and H4 in the SE1/4 of the SE1/4; less a portion of Lot A and Lot B in the S1/2 of the SE1/4; less Tract B Revised of Lien Industrial Park No. 2; Less Tract A Revised of Lien Industrial Park No. 2 Less Lot H1; Less Lot 1 of the SE1/4 of the SE1/4; and vacated portion of Universal Drive in the SE1/4 of the SE1/4 all located in Section 21, T2N, R7E and the NE1/4 of the NE1/4 Less portion of Lot A in the NE1/4 of the NE1//4, Less Lot H-1 in the NE1/4 of the NE1/4, Less Lot H1 of Lot 10 of Block 1 of Lien Industrial Park all located in Section 28, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Lien HQ Subdivision
PARCEL ACREAGE	Approximately 9.69 acres
LOCATION	Southeast of Deadwood Avenue and Universal Drive
EXISTING ZONING	Light Industrial District
FUTURE LAND USE DESIGNATION	Heavy Industrial and Mining and Extraction
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	March 24, 2023
REVIEWED BY	Tanner Halonen / Emily Fisher

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RECOMMENDATION:

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

1. Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create an industrial lot southeast of the intersection of Deadwood Avenue and Universal Drive. The proposed lot is being platted from the property addressed as 3401 Universal Drive and the south adjacent parcel. The lot will be known as Lot 1 of Lien HQ Subdivision and will be approximately 9.69 acres in size, leaving an unplatted balance. The proposed lot currently contains an office building.

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:

Zoning: The properties are zoned Light Industrial District. This zoning district is intended to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution and requires a minimum lot area of 20,000 square feet. The plat document submitted identifies that the proposed lot exceeds this minimum requirement.

The applicant has submitted a site plan in addition to the required application material that identifies the demolition of the existing office building and the construction of a new office building. The applicant should be apprised that the approval of the Preliminary Subdivision plan does not indicate approval of the site plan.

The City's Comprehensive Plan identifies the Future Land Use of the property as Heavy Industrial and Mining and Extraction. The application is in compliance with the City's Comprehensive Plan.

Universal Drive: Universal Drive is located along the northeastern property line of the proposed lot and is classified as a Minor Arterial Street on the City's Major Street Plan. The Infrastructure Design Criteria Manual requires 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, streetlight conduit, sewer, and water. Improvements to Universal Drive have been administratively waived by the Public Works Department with the exception of sidewalk improvements. The applicant should be apprised that as a part of any future Building Permit application, a property line sidewalk must be constructed along the street right-of-way frontage adjacent to the proposed lot or a Variance must be obtained from City Council.

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Water/Sewer: There is a sanitary sewer main and a 12-inch water main along Universal Drive. There is a 12-inch water main that runs through the property within a 30-foot wide utility easement. The plans submitted identify the future relocation of this water main to the east property line. The applicant should be apprised that the existing utility easement must not be vacated until the new water main is installed and a new easement is secured as needed. As part of any future Building Permit application, the water services for the development must conform with §13.08.430 of the Rapid City Municipal Code.

Drainage: The subject property is located within the Old Lime Creek and Deadwood Avenue Drainage Basins as defined by the City. The applicant should be apprised that upon the submittal of a Building Permit application, a drainage report must be submitted for review and approval.

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