

STAFF REPORT
March 23, 2017

No. 17PL015 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Maple Avenue Development, LLC
AGENT	Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER	Maple Avenue Development LLC
REQUEST	No. 17PL015 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the NW1/4 and Less Lot H4 and Less Lot H5, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 4 of LJS Subdivision
PARCEL ACREAGE	Approximately 3.019 acres
LOCATION	Southeast of the North Maple Avenue and Mall Drive intersection
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation) - General Commercial District - General Commercial District (Pennington County)
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 22, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans showing street light conduit along North Maple Avenue shall be submitted for review and

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- approval or an Exception shall be obtained. If an Exception is obtained, a copy of the document shall be submitted with the Final Plat application;
2. Prior to submittal of a Final Plat application, the plat document shall show the dedication of a public water main easement for the existing water main located on the proposed lot. The easement shall be centered 10 feet on either side of the existing water main;
 3. Prior to submittal of a Final Plat application, the recording information for all existing easements shall be shown on the plat document;
 4. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Formerly a portion of the NW1/4 of the NW1/4 less Lot H4 and Less Lot H5";
 5. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
 6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create a 3.019 acre lot, leaving an unplatted non-transferable balance. The lot is to be known as Lot 4 of LJS Subdivision.

The property is located in the southeast corner of the intersection of Mall Drive and North Maple 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:

Mall Drive: Mall Drive is located along the north lot line of the property and is classified as a principal arterial street on the City's Major Street Plan requiring that it 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 dual water mains. Currently, Mall Drive is located in a 130 foot wide right-of-way and constructed in compliance with the design standards for a principal arterial street. As such, no street improvements are needed for Mall Drive.

North Maple Avenue: North Maple Avenue is located along the west lot line of the property and is classified as a commercial street requiring that it be located within a minimum 68 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. North Maple Avenue is currently located in a 100 foot wide right-of-way and constructed with a 46 foot wide paved surface, curb, gutter and water. It does not appear that sewer is needed along North Maple Avenue at this time

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since the existing sewer located in Mall Drive provides service to the properties within this area, including the proposed lot. Sidewalk is currently not constructed along the street and will be required as a part of issuance of a building permit for the property. As such, the only outstanding street improvement is street light conduit. Upon submittal of a Development Engineering Plan application, construction plans showing street light conduit along North Maple Avenue must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained, a copy of the document must be submitted with the Final Plat application.

Water: A 12 inch water main and a 14 inch water main exist in East Mall Drive right-of-way. In addition, a 14 inch water main exists in North Maple Avenue right-of-way. A water main also exists along the south lot line of proposed Lot 4 to serve Lot 2 of LJS Subdivision located south of the proposed lot. Prior to submittal of a Final Plat application, the plat document must show the dedication of a public water main easement for the existing water main located along the south lot line of the proposed lot. The easement must be centered 10 feet on either side of the existing water main.

Sewer: An 8 inch sewer main exists in East Mall Drive right-of-way and can provide service to this property. As such, no additional sewer improvements are needed as a 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