

STAFF REPORT  
March 23, 2017

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**No. 17PL018 - Preliminary Subdivision Plan**

**ITEM 9**

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GENERAL INFORMATION:

APPLICANT	Black Hills Federal Credit Union
AGENT	Ian Garduna - AE2S
PROPERTY OWNER	Black Hills Federal Credit Union
REQUEST	<b>No. 17PL018 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract A of Fountain Springs Park and Tract B of Fountain Springs Golf Course and Gardens Less Tract 13R2 and S. G. Interstate Plaza, located in the N1/2 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract A Revised of Fountain Springs Business Park and Tracts B and B2 of Fountain Springs - Golf Course and Gardens
PARCEL ACREAGE	Approximately 22.396 acres
LOCATION	2700 N. Plaza Drive
EXISTING ZONING	Light Industrial District (Planned Development) - General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial/Entrance Corridor
SURROUNDING ZONING	
North:	General Commercial District (Planned Development) - General Agricultural District
South:	Light Industrial District - General Agricultural District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 24, 2017
REVIEWED BY	Vicki L. Fisher / Ted Johnson

1. Prior to submittal of a Final Plat application, the existing sign that will be located in the N. Plaza Drive right-of-way as a result of this plat shall be relocated outside of the proposed right-of-way in compliance with Chapter 17.50.080 of the Rapid City Municipal Code or

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- the applicant shall enter into an agreement with the City to allow the sign to remain in its current location until such time as the City determines that the right-of-way is needed; and,
2. Upon submittal of a Final Plat application, the plat document shall continue to show the dedication of 17 feet of additional right-of-way along N. Plaza Drive as proposed.
  3. **Prior to submittal of a Development Engineering Plan application, the street right of way as per the Affidavit of Easement recorded in Book 43, Page 846 at the Register of Deed's Office shall be addressed.**

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create three lots from two previously platted tracts. The lots will be 5.335 acres, 12.584 acres and 4.477 acres in size, respectively. The proposed lots are to be known as Tract A Revised of Fountain Springs Business Park and Tract B1 and Tract B2 of Fountain Springs-Golf Course and Gardens.

The property is located northeast of the intersection of Rand Road and North Plaza Drive. Black Hills Federal Credit Union is currently located on a portion of proposed Tract A Revised. The financial institute is proposing to construct additional parking west of their existing building which initiated the need to replat the property as proposed. In addition to this Preliminary Subdivision Plan, the applicant has submitted a Major Amendment to the Planned Development for Black Hills Federal Credit Union to allow for the construction of the additional parking as proposed. The area of proposed Tract A Revised for the additional parking is currently zoned General Agriculture District. As such, the applicant is proposing to rezone this portion of proposed Tract A Revised from General Agriculture District to Light Industrial District which allows a financial institute and commercial parking.

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:

N. Plaza Drive: N. Plaza Drive is located along the south lot line of the property and is classified 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 constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, N. Plaza Drive is located in a 66 foot wide right-of-way and constructed as a minor arterial street section with the exception of a sidewalk, which is required to be constructed as a part of a future building permit. As a part of platting the property, 17 additional feet of right-of-way must be dedicated along N. Plaza Drive. Future platting of the property located along the south side of N. Plaza Drive will require that the remaining 17 feet of right-of-way be dedicated at that time. Please note that the proposed plat document identifies the dedication of 17 additional feet of right-of-way for N. Plaza Drive as required. Staff

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recommends that the Final Plat continue to show the dedication of the 17 additional feet of right-of-way along Luna Avenue.

Sign: A portion of an existing sign located in the front yard of proposed Tract A Revised will be within the N. Plaza Drive right-of-way as the result of dedicating the additional right-of-way for N. Plaza Drive. The applicant has requested that the sign be allowed to remain in its current location until the City requires the additional right-of-way for improvements. In consideration of the applicant's request, staff recommends that prior to submittal of a Final Plat application, the applicant enter into an agreement with the City to allow the sign to remain in its current location until such time as the City determines that the right-of-way is needed or to remove the sign prior to submittal of a Final Plat application.

Platting Process: The proposed plat does not require any subdivision improvements. However, since a Minor Plat cannot include the dedication of right-of-way, the applicant submitted this Preliminary Subdivision Plan application. Without subdivision improvements, a Development Engineering Plan application is not required. Subsequently, upon City Council approval of the Preliminary Subdivision Plan, a Final Plat application can be submitted for review and approval. The applicant should be aware that since a Development Engineering Plan application is not required, the plat application submittal fee of \$250.00 plus \$20.00 per lot must be submitted with the Final Plat application.

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