

STAFF REPORT
April 20, 2017

No. 17PL026 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Rick Bentley - Ferdinand Dirt, LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Ferdinand Dirt LLC
REQUEST	No. 17PL026 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 5 of North 80 Subdivision, less Lots A through D of Lot 5 and less right-of-way, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot E of Lot 5 of North 80 Subdivision
PARCEL ACREAGE	Approximately 0.72 acres
LOCATION	South of the western terminus of Bentley Lane
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Employment
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation)
South:	General Commercial District - Light Industrial District
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation) - General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 24, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

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stipulations:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to include signature lines for both the City and State Highway/Street Authority;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show Fifth Street as "5th Street"; and,
3. A Final Plat shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create a 0.72 acre commercial lot, leaving a non-transferable balance. The lot is to be known as Lot E of Lot 5 of North 80 Subdivision.

The property is located approximately 200 feet west of the intersection of Shelby Avenue and Bentley Lane on the south side of Bentley Lane. 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: The property is currently zoned General Commercial District with a Planned Development Designation. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit.

Catron Boulevard: Catron Boulevard is located along the south side of the property and is classified 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 dual water. This portion of Catron Boulevard is located in a 230 foot wide right-of-way and constructed with seven 12 foot side paved lanes. An Exception to the Infrastructure Design Criteria Manual (#17EX073) has been granted to waive the balance of the street improvements along Catron Boulevard.

Bentley Lane: Bentley Lane is located along the north lot line of the property and is classified as a commercial street requiring that it be located in a minimum 70 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk street light conduit, water and sewer. Bentley Lane is currently located in a 60 foot wide right-of-way and has been constructed to commercial street design standards. An Exception to the Infrastructure Design Criteria Manual (#17EX024)) has been granted to waive the requirement to dedicate additional right-of-way for this portion of Bentley Lane.

Water and Sewer: An 8 inch water main and an 8 inch sewer main exist in Bentley Drive to

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serve the property. A sewer and water service will need to be constructed at the time a building permit is issued for the property.

Platting Process: With the Exceptions granted as noted above, the proposed plat does not require any subdivision improvements. 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