No. 17PL061 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: James Spell

AGENT: Janelle Finck - Fisk Land Surveying & Consulting Engineers

PROPERTY OWNER: Spell Revocable Trust

REQUEST: No. 17PL061 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Lot 4 of Block 4 of Rushmore Regional Industrial Park, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 4A And 4B of Block 4 of Rushmore Regional Industrial Park

PARCEL ACREAGE: Approximately 6 acres

LOCATION: 3600 Jet Drive

EXISTING ZONING: Light Industrial District

FUTURE LAND USE DESIGNATION: Employment Center

SURROUNDING ZONING:

North: Light Industrial District
South: Light Industrial District
East: Light Industrial District
West: Light Industrial District

PUBLIC UTILITIES: Rapid Valley Sanitary District sewer and Rapid City water

DATE OF APPLICATION: June 8, 2017

REVIEWED BY: Vicki L. Fisher / Dan Kools

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulation:
1. A Final Plat shall be submitted for review and approval.
GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide a 6 acre lot into two 3 acre lots. The lots are to be known as Lots 4A and 4B of Block 4 of Rushmore Regional Industrial Park.

The property is located approximately 400 feet east of the intersection of Concourse Drive and Jet Drive, on the north side of Jet Drive. An industrial building used for office and storage use is currently located on proposed Lot 4B. Lot 4A 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 Light Industrial District. As previously noted, an industrial building used for office and storage use is currently located on proposed Lot 4B. Lot 4A is void of any structural development. The existing use(s) on Lot 4B are permitted in the Light Industrial District. In addition, the applicant has submitted a site plan showing that the existing landscaping and parking located on proposed Lot 4B are in compliance with Chapter 17 of the Rapid City Municipal Code. The applicant should be aware that future development of Lot 4A must be in compliance with the Light Industrial District and will require the review and approval of a building permit.

**Utilities:** The property is served by Rapid City water and Rapid Valley Sanitary District sewer. Upon development of proposed Lot 4A, Rapid Valley Sanitary District design criteria must be followed and the District must be contacted regarding policies and fees for sewer service installation.

**Jet Drive:** Jet Drive is located along the south lot line of the property and is classified as an industrial street requiring that it be located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Jet Drive is located in a 100 foot wide right-of-way and constructed to industrial street standards with the exception of street light conduit. However, on June 22, 2017, an Exception (17EX122) was granted waiving the requirement to install street light conduit on adjoining Jet Drive. As such, subdivision improvements are not required as a part of this plat.

**Plat labeling:** The Register of Deed’s Office has suggested that it may be helpful to have the “located” portion of the plat heading read “located in E1/2 of Section 4, T1N, R8E, BHM”. Please note that this comment is a suggestion and not a requirement.
Platting Process: Subdivision improvements are not required as a part of this plat since an Exception was granted waiving the requirement to install street light conduit. As such, the applicant can forego submitting a Development Engineering Plan application. Instead, upon approval of this Preliminary Subdivision Plan application, a Final Plat can 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.