

STAFF REPORT  
November 22, 2017

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**No. 17PL110 - Preliminary Subdivision Plan**

**ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Cory Brown - Redline Automotive, Inc.
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	AR Group LLC
REQUEST	<b>No. 17PL110 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Anamosa Crossing Subdivision, located in the NW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1A and 1B of Anamosa Crossing Subdivision
PARCEL ACREAGE	Approximately 5.89 acres
LOCATION	North of the intersection of Lando Lane and Camden Drive
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 18, 2017
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to address redline comments; and,
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show

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the dedication of 5 feet of additional right-of-way for Camden Drive the first 200 feet extending west from East North Street.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to subdivide an existing commercial lot into two lots. The lots are sized 1.89 acres and 4.0 acres, respectively and are to be known as Lots 1A and 1B of Anamosa Crossing Subdivision.

The property is located in the northwest corner of the intersection of East North Street and Camden Drive. 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. The City's Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial which supports uses allowed within the General Commercial District. The applicant should be aware that prior to the start of construction, a building permit must be obtained.

Camden Drive: Camden Drive is located along the south 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, with 10 additional feet of right-of-way the first 200 feet extending west from E. North Street, an arterial street. In addition, the street must be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Camden Drive is located in a 59 foot wide right-of-way and constructed in compliance with the design standards for a commercial street. The proposed plat identifies the dedication of 5.5 feet of right-of-way along Camden Drive which is half of the 11 foot wide right-of-way needed to secure 70 feet of right-of-way for the street. As previously noted, the Infrastructure Design Manual states that when a street intersects with an arterial street, an additional 10 feet of right-of-way must be dedicated the first 200 feet. As such, prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 5 feet of additional right-of-way for Camden Drive the first 200 feet extending west from East North Street.

Drainage: Portions of the property are located within both the Box Elder and Perrine Drainage Basins. At the time of a building permit application, the applicant must confirm that there will be no inter-basin transfer of stormwater. In addition, the applicant must confirm that the stormwater quality treatment for the proposed development was previously accounted for in drainage improvements for the subdivision. If not, stormwater quality treatment as required by Chapter 8.48 of the Rapid City Municipal Code must be provided. The stormwater quantity must be detained to pre-development historic rates.

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Water/Sewer: An 8 inch sanitary sewer main and a 10 inch water main exist in Camden Street right-of-way. The proposed lots are located in the Low level Water Zone which serves elevations of 3100 to 3300 feet. Static pressures in this development are approximately 50 psi. Pressure pumps may be needed for multi-story buildings. No additional utility improvements are needed as a part of subdividing the existing lot into two lots.

Platting Process: 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.