

STAFF REPORT
March 22, 2018

No. 18PL012 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Kent Hagg - Alta Terra Development, LLC
AGENT	Mike Towey - KTM Design Solutions, Inc.
PROPERTY OWNER	KTM Design Solutions, Inc.
REQUEST	No. 18PL012 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the NW1/4 less Lot H1 and Lot H2 of the W1/2 of the NW1/4, less Lot H-1 of the SW1/4 of the NW/14, less Lot 3 of Moon Meadows Park Subdivision, less right-of-way, located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 4 of Block 1 of Moon Meadows Park Subdivision
PARCEL ACREAGE	Approximately 3.2 acres
LOCATION	Northeast of the intersection of Mt. Rushmore Road and Moon Meadows Drive
EXISTING ZONING	General Commercial (Planned Development) - General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Development)
East:	General Commercial District (Planned Development)
West:	Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 23, 2018
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 for

STAFF REPORT
March 22, 2018

No. 18PL012 - Preliminary Subdivision Plan

ITEM 4

- Mount Rushmore Road (U.S. Highway 16) shall be submitted for review and approval. In particular, the construction plans shall show the construction of curb, gutter, sidewalk and a dual water main or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
2. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
 3. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 4. Prior to submittal of a Final Plat application, new street names for Glo Court and Bewest Lane shall be submitted to the Emergency Services Communication Center. In addition, the approved street names shall be shown on the plat document;
 5. Upon submittal of a Final Plat application, an agreement shall be submitted for recording securing ownership and maintenance of the MDE drainage channel;
 6. Upon submittal of a Final Plat application, the plat document shall show the dedication of all necessary easements including major drainage easements, shared access easements and utility easements and right-of-way for the internal streets;
 7. 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,
 8. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two commercial lots, leaving a non-transferable unplatted balance. The lots are sized 1.16 acres and 2.04 acres, respectively, and are to be known as Lots 1 and 4 of Block 1, Moon Meadows Park Subdivision. The applicant has also submitted a Master Plan showing that the balance of the unplatted parcel located north of Moon Meadows Drive will be platted as a second phase creating three additional commercial lots.

On September 21, 2017, the Planning Commission approved a Final Planned Development Overlay (File #17PD035) to allow a 79 room hotel to be constructed on proposed Lot 4. The proposed Preliminary Subdivision Plan is consistent with the site plan submitted with the Final Planned Development Overlay application.

The property is located northeast of the intersection of Mt. Rushmore Road and Moon Meadows 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

STAFF REPORT
March 22, 2018

No. 18PL012 - Preliminary Subdivision Plan

ITEM 4

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: Proposed Lot 4 is currently zoned General Commercial District with a Final Planned Development to allow a 79 room hotel. Proposed Lot 1 is also zoned General Commercial District with a Planned Development Designation. The applicant should be aware that prior to the issuance of a building permit for Lot 1, a Final Planned Development must be submitted for the review and approval of the Planning Commission. The proposed plat to allow a commercial development on the property is in compliance with the City's Future Land Use Plan.

Mount Rushmore Road (U.S. Highway 16): Mount Rushmore Road is located along the west lot line of proposed Lot 4 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 a dual water main. Currently, Mount Rushmore Road is located in a right-of-way with a varied width of 280 feet to 400 feet. In addition, the street is constructed with as a paved two lane divided highway, street light conduit, sewer and one water main. Upon submittal of a Development Engineering Plan application, construction plans for Mount Rushmore Road must be submitted for review and approval showing the construction of curb, gutter, sidewalk and a second water main or an Exception must be submitted for review and approval. If an Exception is obtained, a copy of the document must be submitted with the Development Engineering Plan application.

Glo Court/Bewest Lane: Glo Court and Bewest Lane are shown to extend north from Moon Meadows Drive to serve as access to the two proposed commercial lots. As a part of the associated Final Planned Development (File #17PD035), the construction plans for the two commercial streets have been approved.

The Emergency Services Communication Center has indicated that other street names for Glo Court and Bewest Lane must be submitted for review and approval. Prior to submittal of a Final Plat application, the plat document must show the approved street names.

Sewer/Water: The property is located within the City's service area. Water and sewer plans were reviewed and approved as a part of the Final Planned Development (File 17PD035) to allow a 79 room hotel on proposed Lot 4. As such, no additional water and/or sewer information is required for this application.

Drainage: A drainage plan was approved as a part of the Final Planned Development (File 17PD035) to allow a 79 room hotel on proposed Lot 4. A detention and storm water quality pond has recently been constructed to serve this development. Upon submittal of a Final Plat application, an agreement must be submitted for recording securing ownership and maintenance of the MDE drainage channel.

STAFF REPORT
March 22, 2018

No. 18PL012 - Preliminary Subdivision Plan

ITEM 4

Development Agreement: Section 1.16.1 of the Infrastructure Development Criteria Manual states that a Development Agreement may be required for construction approval. A Development Agreement is a tool which will provide the City and the developer with an instrument to document the financial and procedural requirements for the development of public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement be entered into with the City for additional stormwater control improvements if needed.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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