

STAFF REPORT
December 4, 2014

No. 14PL069 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Rapid City Economic Development Foundation
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Hilton Development Corporation
REQUEST	No. 14PL069 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Block 4 of Rushmore Business Park and unplatted portions of Government Lot 2 of Section 4, all located in in Government Lot 2 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R of Block 4 of Rushmore Business Park
PARCEL ACREAGE	Approximately 10.62 acres
LOCATION	450 Concourse Drive
EXISTING ZONING	Light Industrial District
FUTURE LAND USE DESIGNATION	Employment
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 21, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the developer and future land owner shall enter into an agreement for the improvements to an existing drainage channel located on the property. In addition, the agreement shall specify that once the improvements are constructed, a major drainage easement shall be dedicated. The signed agreement shall

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be submitted with the Final Plat application for recording at the Register of Deed's Office.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 10.62 acre lot. The proposed lot is to be known as Lot 1R of Block 4, Rushmore Business Park.

The property is located in the northeast corner of the intersection of Homestead Street and Concourse Drive. Currently, an industrial building with parking and circulation is located on the property.

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 zoned Light Industrial District. The existing use currently located on the property is a permitted use in the Light Industrial District.

Streets: Concourse Drive is located along the west lot line of the proposed lot and is classified as an industrial street. Homestead Street is located along the south lot line of the proposed lot and is classified as a collector street. With the exception of sidewalk, both streets are constructed in compliance with the Infrastructure Design Criteria Manual. The applicant should be aware that any expansion of the building or parking lot by 20% or more will trigger the construction of sidewalks along the adjacent rights-of-way per Chapter 12.08.060 of the Rapid City Municipal Code.

Utilities: The property is served by Rapid City water and sewer. No additional improvements to the water and/or sewer are proposed or required as a part of this plat.

Drainage: A major drainage channel extends through the south and eastern portion of the proposed lot. The drainage channel was constructed around 2001. However, the channel was not fully constructed to contain the 100 year flow conditions. In addition, the easement(s) were not secured. Following discussions between City staff and the developer, the developer has agreed to enter into an agreement for the improvements to the existing drainage channel located on the property. In addition, the agreement will specify that once the improvements are constructed, a major drainage easement will be dedicated. The signed agreement must be submitted with the Final Plat application for recording at the Register of Deed's Office.

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