

STAFF REPORT  
Mach 6, 2014

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**No. 14PL008 - Preliminary Subdivision Plan**

**ITEM 7**

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GENERAL INFORMATION:

APPLICANT	Greg and Elizabeth Goeken
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Greg and Elizabeth Goeken
REQUEST	<b>No. 14PL008 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Tract 1 of the W1/2 of the NW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Tract 1R of the W/12 of the NW1/4 of Section 26
PARCEL ACREAGE	Approximately 6.27 acres
LOCATION	Lying approximately 600 feet north of the intersection of U.S. Highway 16 and Catron Boulevard on the west side of U.S. Highway 16
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development)
South:	General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 6, 2014
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, a waiver of right to protest any future

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- assessment to improve the adjacent section line highway, the service road and U.S. Highway 16 shall be signed by the applicant or construction plans shall be submitted for review and approval showing the streets improved in compliance with the design standards set forth in the Infrastructure Design Criteria Manual; and,
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of one additional foot of right-of-way along the section line highway as it abuts the west lot line.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Subdivision Plan application to create a 6.269 acre commercial lot. The 6.269 acre parcel is a non-transferable property. However, the applicant's consultant has indicated that the property was illegally transferred in June, 2005. This plat is being proposed in order to create a legally transferable lot.

The property is located approximately 600 feet north of the intersection of U.S. Highway 16 and Catron Boulevard on the west side of U.S. Highway 16. 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:

**Subdivision Improvements:** The applicant has submitted Exceptions to the Infrastructure Design Criteria Manual to waive the requirement to improve the adjacent right(s)-of-way to City Street Design Standards since the proposed plat will not result in an increase in density. Based on that reason, staff has approved the Exception requests with the stipulation that the applicant sign a waiver of right to protest any future assessment for improvements to the section line highway, the service road and U.S. Highway 16, as they abut the property. However, one additional foot of right-of-way must be dedicated along the section line highway as it abuts the west lot line to provide the minimum right-of-way width for a collector street.

Prior to submittal of a Final Plat application, the waiver of right to protest document must be signed by the applicant or construction plans must be submitted for review and approval showing the streets improved in compliance with the design standards set forth in the Infrastructure Design Criteria Manual. In addition, the plat document must be revised to show the dedication of one additional foot of right-of-way along the section line highway as it abuts the west lot line.

The applicant should be aware that any future subdivision and/or development of the property will be subject to the rules and regulations in effect at that time and shall comply with all land use regulations and design criteria, as warranted.

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