

STAFF REPORT
January 9, 2014

No. 13PL135 - Preliminary Subdivision Plan

ITEM 10

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Dakota Heartland Inc.
REQUEST	No. 13PL135 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The S1/2 of Government Lot 3, less the Big Sky Subdivision and less right-of-way; the S1/2 of Government Lot 4, less Big Sky Business Park and less Lot H1, H2 and right-of-way, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Block 5 of Big Sky Business Park
PARCEL ACREAGE	Approximately 3.481 acres
LOCATION	At the northeast corner of the intersection of Berniece Street and Neel Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - Office Commercial (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Commercial and Residential
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation) - Office Commercial (Planned Development Designation)
South:	Medium Density Residential District (Planned Development Designation) - Office Commercial (Planned Development Designation)
East:	Medium Density Residential District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation) - Office Commercial (Planned Development)
PUBLIC UTILITIES	City sewer and water

STAFF REPORT
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No. 13PL135 - Preliminary Subdivision Plan

ITEM 10

DATE OF APPLICATION December 13, 2013

REVIEWED BY Vicki L. Fisher / Nicole Lecy

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 show the dedication of four additional feet of right-of-way along Neel Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Final Plat application;
2. "No Parking" signs shall be provided along Neel Street between Bernice Street and its northern terminus or an Exception shall be obtained to reduce the pavement width for parking along a collector street as required in Figure 2-1 of the Infrastructure Design Criteria Manual. If the signs are not posted and/or the Exception obtained, then construction plans shall be submitted for review and approval providing a minimum pavement width of 34 feet along Neel Street which triggers the requirement that a Development Engineering Plan application be submitted for review and approval. If the signs are posted and/or the Exception obtained, then the applicant may proceed directly to the Final Plat application; and,
3. Prior to submittal of a Final Plat application, the Infrastructure Development Partnership Fund payment shall be paid, if applicable. In addition, a copy of the receipt verifying payment shall be submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create a 3.481 acre lot leaving a non-transferable balance. The lot is to be known as Lot 1, Block 5, Big Sky Business Park. The applicant has also submitted an Initial Planned Development Overlay (File #13PD052) to allow the construction of a 64 unit apartment complex on the proposed lot.

The property is located within the northeast corner of the intersection of Berniece Street and Neel Street. 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 Plat and has noted the following considerations:

Zoning: The western portion of the property is zoned Office Commercial District with a Planned Development Designation and the eastern portion of the property is zoned Medium Density Residential District with a Planned Development Designation. As previously noted, the applicant has submitted an Initial Planned Development Overlay to allow the construction of a 62 unit apartment complex on the proposed lot. The applicant should be aware that a

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ITEM 10

Final Planned Development Overlay must be approved prior to issuance of a building permit.

Water: An eight inch water main exists in Neel Street and a 12 inch water main exists in Bernice Street. The plat document identifies that two fire hydrant easements are being dedicated. It is recommended that right-of-way be dedicated around the fire hydrants in lieu of easements. Please note that this is not a stipulation of approval but rather a recommendation.

Wastewater: An 8 inch sanitary sewer main exists in Neel Street and an 8 inch sanitary sewer main exists in Bernice Street which meets the requirements to plat the property as proposed. However, it should be noted that the Rapid Valley Sanitary District and the City's sewer collection system(s) are at capacity downstream from this point. A new sanitary sewer connection is planned from the existing main at the intersection of Degeest Drive and Big Sky Drive to connect to the existing main to the west at the extension of Timmons Boulevard, just south of Homestead Street. Until this sewer main connection is made, no sanitary sewer discharge from proposed Lot 1 can be made. The City is in the process of designing and constructing the project with an anticipated completion date of November, 2014. This issue must be addressed as a part of the associated Planned Development application.

Street System Evaluation: Berniece Street is located along the south lot line of the property and is classified as a local street requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, street light conduit, water, sewer and sidewalk. The existing street meets the minimum requirements for a local street as per Figure 2-1 of the Infrastructure Design Criteria Manual.

Neel Street is located along the west lot line and is classified as a collector street requiring that it be located within a 68 foot wide right-of-way with no on-street parking and constructed with a minimum 24 foot wide pavement width, curb, gutter, street light conduit, sidewalk, water and sewer. Currently, Neel Street is located within a 60 foot wide right-of-way and constructed to meet the minimum requirements for a collector street as per Figure 2-1 of the Infrastructure Design Criteria Manual with the exception of "No Parking" signs along the street. As such, "No Parking" signs must be provided along Neel Street between Bernice Street and its northern terminus or an Exception must be obtained to reduce the pavement width for parking along a collector street from 34 feet to 24 feet. If the signs are not posted and/or the Exception obtained, then construction plans must be submitted for review and approval providing a minimum pavement width of 34 feet which triggers the requirement that a Development Engineering Plan application be submitted for review and approval. If the signs are posted and/or the Exception obtained, then the applicant may proceed directly to the Final Plat application. In addition, upon submittal of a Final Plat application, the plat document must be revised to show the dedication of four additional feet of right-of-way along Neel Street or an Exception must be obtained. Copies of the approved Exception(s) must be submitted with the Final Plat application.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.