

STAFF REPORT
November 6, 2014

No. 14PL064 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Pat Tlustos - Founders Park North, LLC
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Founders Park LLC
REQUEST	No. 14PL064 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Portions of the SW1/4 of the NE1/4 less Lot 1 of Founders Park North and Less ROW; and portions of the W1/2 of the NW1/4 of the SE1/4, less Block 1 of the North Riverside Addition, less Founders Park Subdivision and Less ROW, all located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 10 and 11 of Founders Park Subdivision
PARCEL ACREAGE	Approximately 8.78 acres
LOCATION	West of the Founders Park Drive and Philadelphia Street intersection
EXISTING ZONING	Office Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Employment Area and Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation) - Medium Density Residential District (Planned Development)
South:	Office Commercial District (Planned Development)
East:	Office Commercial District (Planned Development)
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 10, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

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stipulations:

1. Prior to submittal of a Final Plat application, Lot 10 shall be secured as a conservation easement;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the existing overhead power line located on the west side of proposed Lot 10 within a utility easement; and,
3. Prior to submittal of a Final Plat application, the Certificate of Finance Officer shall be revised eliminating reference to the Public Works Director's approval of the Final Plat.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plat to create two lots, leaving an unplatted non-transferable balance. The lots are sized 6.16 acres and 2.52 acres, respectively, and are to be known as Lots 10 and 11, Founders Park Subdivision.

The applicant has also submitted a Final Planned Development application (File #14PD034) to construct two 3 story apartment buildings for a total of 36 units on proposed Lot 11. The applicant has indicated that proposed Lot 10 will be secured as a conservation easement and/or lot for future incorporation into the adjacent Hanson-Larsen Memorial Park.

The property is located southwest of the intersection of Founders Park Drive and Philadelphia 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 Subdivision Plan and has noted the following considerations:

Zoning: The property is currently zoned Office Commercial District with a Planned Development and Medium Density Residential District with a Planned Development. The associated Final Planned Development to construct apartment buildings and to secure park land are permitted uses within the Office Commercial District and the Medium Density Residential District. The applicant should be aware that the Final Planned Development must be approved prior to issuance of a building permit.

Founders Park Drive: Founders Park Drive is located along the east lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that the street be located within a minimum 68 foot wide right-of-way and constructed with a minimum 24 foot side paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Founders Park Drive is located within a 63.5 foot wide right-of-way and constructed with a 26 foot wide paved surface, "No On-street Parking" signs, curb, gutter, street light conduit, sewer in the northern portion of the street and water. The plat document identifies the dedication of 4.5 feet of additional right-of-way which then provides 68 feet of right-of-way for the collector street. The applicant has requested and obtained an

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Exception to waive the requirement to extend sewer in the southern portion of the street since proposed Lot 10 is identified as a conservation easement and/or lot with no anticipated structural development. The site plan submitted with the associated Final Planned Development application shows a sidewalk to be constructed along Founders Park Drive as a part of the on-site development for the apartment complex. With these adjustments and/or Exception(s), no subdivision improvements are required as a part of platting the property as proposed.

Water and Sewer: A 12 inch water main exists in Founders Park Drive and will serve the proposed apartment development to be located on proposed Lot 11. The property is located in the low level pressure zone, serving elevations 3,100 feet through 3,300 feet with an overflow elevation of 3,406 feet. Static pressure at the water main is approximately 80 psi. A fire flow analysis has been performed on the existing water main and shows that the flow provides for a velocity less than 12 fps in the 12 inch water main and satisfies minimum pressure requirements in the area.

A 10 inch sewer main is located in Founders Park Drive adjacent to proposed Lot 11. An Exception has been granted to waive the requirement to extend the sewer main further south along Founders Park Drive since proposed Lot 10 is being secured as a conservation easement and/or lot and the properties further south currently have access to a sewer main located south of the property.

Subdivision Improvement Plans: Subdivision improvements are not required as a part of this plat. As such, a grading plan, an erosion and sediment control plan and a drainage plan for proposed subdivision improvements are not required.

Overhead Power Line: An overhead power line currently exists along the west side of proposed Lot 10. The plat document does not show an existing and/or proposed utility easement for the existing overhead power line. As such, prior to submittal of a Final Plat application, the plat document must be revised to show the existing overhead power line within a utility easement.

Certificate of Finance Officer: The Public Works Director does not sign on a Final Plat document. As such, prior to submittal of a Final Plat application, the Certificate of Finance Officer must be revised eliminating reference to the Public Works Director's approval of the Final Plat.

Platting Process: Since an Exception was approved waiving the requirement to extend sewer and no other subdivision improvements are required, a Development Engineering Plan application is not required to be submitted for review and approval. Instead, a Final Plat application may be submitted for review and approval upon City Council approval of the Preliminary Subdivision Plan. However, the \$250.00 application fee plus \$20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application, must be paid as a part of the Final Plat submittal.

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