

STAFF REPORT
November 20, 2014

No. 14PL067 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	Vantage Properties, LLC
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	Vantage Properties, LLC
REQUEST	No. 14PL067 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Lot 3 of the NW1/4 of the SW1/4, less Lot H1, of Section 32, a portion of the alley adjacent to Lot 3 of the NW1/4 of the SW1/4, less Lot H1 of Section 32, a portion of the NW1/4 of the SW1/4 of Section 32, all of Lot 4 of the NW1/4 of the SW1/4 less Lot H1 of Section 32 and a portion of the alley adjacent to Lot 4 of the NW1/4 of the SW1/4, less Lot H1 of Section 32, all located in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Vista Ridge Subdivision
PARCEL ACREAGE	Approximately 0.90 acres
LOCATION	Southeast of East North Street and Century Road intersection
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	October 17, 2014
REVIEWED BY	Vicki L. Fisher / Bob Reiss

RECOMMENDATION:

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

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stipulations:

1. Upon submittal of a Development Engineering Plan application, a site plan showing the existing development on the proposed lot and the non-transferable balance shall be submitted for review and approval. In particular, the site plan shall include structure(s), parking, access and utilities;
2. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show an additional 10 feet of right-of-way along the north side of Century Road or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for the proposed access easement located along the southeast lot line shall be submitted for review and approval. In particular, the construction plans shall show the easement with a minimum width of 70 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, an approved copy shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted showing the construction of a parallel water main, sewer and sidewalk along E. North Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be secured as needed;
6. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, utility easements shall be secured as needed;
7. Upon submittal of a Development Engineering Plan application, geotechnical analysis shall be submitted for the pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided if additional pavement is required;
8. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval if subdivision improvements are required;
9. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Perrine Drainage Basin and signed by a Professional Engineer shall be submitted for review and approval. Drainage easements shall be secured as needed;
10. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction

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shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. 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;

11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
13. Prior to submittal of a Final Plat application, the plat title shall be revised to include the alley vacation;
14. 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,
15. 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 a commercial lot, leaving a non-transferable balance. The proposed lot is 0.90 acres in size and is to be known as Lot 1 of Vista Ridge Subdivision.

The applicant has also submitted a Preliminary Subdivision Plan (File #14PL068) to subdivide 18.7 acres located south and east of the subject property into 8 lots.

The property is located in the northeast corner of the intersection of East North Street and Century Road. Proposed Lot 1 is currently void of any structural development. A commercial structure is located on the non-transferable balance.

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:

Land Use: The property is currently zoned General Commercial District. As previously indicated, proposed Lot 1 is void of any structural development and a commercial structure is located on the non-transferable balance. In order to ensure compliance with land use regulations, a site plan showing the existing development must be submitted for review and approval upon submittal of a Development Engineering Plan application. In particular, the site plan must include the existing structure, parking, access and utilities.

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East North Street: East North Street is located along the northwest lot line of the property and is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located within 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 dual water. Currently, E. North Street is constructed in compliance with arterial street design standards with the exception of a second water main, sewer and sidewalk. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted showing the construction of a parallel water main, sewer and sidewalk or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Century Road: Century Road is located along the southwest lot line of proposed Lot 1 and is classified as a commercial street requiring that it be located within a minimum 70 foot wide right-of-way and with an additional 10 feet of right-of-way the first 200 feet from an arterial street. A commercial street must also be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The proposed plat identifies Century Road with a 60 foot wide right-of-way. Prior to submittal of a Development Engineering Plan application, the plat document must be revised to show an additional 10 feet of right-of-way along the north side of Century Road as it abuts proposed Lot 1 or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

13 Foot wide Access Easement: The plat identifies a 13 foot wide access easement along the southeast lot line. The associated Preliminary Subdivision Plan application to create an additional 8 lots on the adjacent property identifies a parallel 13 foot wide access easement. Together the two easements will create a 26 foot wide shared access easement. The easement(s) are classified as a commercial street requiring that the easement width be a minimum of 70 feet and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Alley Vacation: The plat identifies the vacation of an existing 16 foot wide alley. The applicant has submitted written documentation of concurrence from all of the affected utility companies. Prior to submittal of a Final Plat application, the plat title must be revised to include the alley vacation.

Water: The property is served by City water. Upon submittal of a Development Engineering Plan application, water plans prepared by a Registered Professional Engineer must be submitted for review and approval demonstrating that adequate fire and domestic flows are being provided. In addition, the plans must include design information as required pursuant to Section 3.9 of the Infrastructure Design Criteria Manual. Utility easements must be secured as needed.

Sewer: The property is also served by City sewer. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer must be submitted for review and approval. In particular, the sewer plans must be in

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conformance with the Infrastructure Design Criteria Manual and the design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements must be secured as needed.

Drainage: The proposed development is located within the Perrine Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Perrine Drainage Basin and signed by a Professional Engineer must be submitted for review and approval. In addition, drainage easements must be secured as needed.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provide criteria and technical guidance for erosion and sediment control at construction sites. As such, staff recommends that upon submittal of the Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and Infrastructure Design Criteria Manual be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

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 all public improvements, if applicable.

Surety: Pursuant to City Council action, surety cannot be accepted from the applicant for subdivision improvements. As such, all subdivision improvements must be completed prior to submittal of a Final Plat application. In addition, subdivision inspection fees must be paid upon submittal of a Final Plat application.

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.