

STAFF REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

GENERAL INFORMATION:

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| APPLICANT | DTJ, LLC |
| AGENT | Jerry Foster - FMG, Inc. |
| PROPERTY OWNER | DTJ LLC |
| REQUEST | No. 15PL056 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | Lot 2 of Superpumer Addition, less Lots A, B, and C, less Drainage Lot 1, less Drainage Lot 2 and less right-of-way, located in the SE1/4 of SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Lots 1 thru 8 of DTJ Subdivision |
| PARCEL ACREAGE | Approximately 12.1 acres |
| LOCATION | South of E. Oakland Street, north of Fairmont Boulevard and west of Cambell Street |
| EXISTING ZONING | General Commercial District (Planned Development Designation) |
| FUTURE LAND USE DESIGNATION | Mixed use Commercial |
| SURROUNDING ZONING | |
| North: | General Commercial District - Medium Density Residential District |
| South: | General Commercial District - Light Industrial District |
| East: | Heavy Industrial District |
| West: | Medium Density Residential District - Medium Density Residential District (Planned Development) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | June 26, 2015 |
| REVIEWED BY | Vicki L. Fisher / Ted Johnson |

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, final design plans

STAFF REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

- showing shared access improvements, alignment and construction details for shared access between existing Lot 1, Superpumper Addition and proposed Lot 6 shall be submitted for review and approval. In addition, written documentation shall be submitted indicating that the property owner of Lot 1, Superpumper Addition concurs with the proposed shared access improvements;
2. Upon submittal of a Development Engineering Plan application, construction plans showing the installation of a sewer main along Cambell Street shall be submitted for review and approval or an Exception shall be obtained. If an Exception are obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, construction plans for the proposed north-south commercial street shall be submitted for review and approval. In particular, the construction plans shall show the street located within a minimum 70 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, property line sidewalk, street light conduit, water and sewer 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;
 4. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the approach to proposed Lot 2 aligning with Craig Street or obtain an Exception. If an Exception is obtained, a copy of the approved document 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 or an Exception shall be obtained. 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. Utility easements shall also be provided as needed;
 6. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval or an Exception shall be obtained. The sewer data shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, utility easements shall be provided as needed;
 7. Prior to submittal of the Development Engineering Plan application, redlined comments shall be addressed. Upon submittal of the Development Engineering Plan application, the redlined comments and the revised drawings per the redline comments shall be submitted for review and approval or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment shall be obtained. If an Exception is obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
 8. 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 shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. Provide final subdivision improvement plans in accordance with the City's plan preparation and drafting standards. 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

STAFF REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

- Infrastructure Design Criteria Manual;
9. Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and in compliance with the City's Drainage Basin Plan shall be submitted for review and approval or an Exception shall be obtained. The drainage plan shall address storm water quantity control and storm water quality treatment. Drainage easements shall also be provided as necessary;
 10. Upon submittal of a Development Engineering Plan application, a grading plan and 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;
 11. Upon submittal of a Development Engineering Plan application, a geotechnical analysis including pavement design and soil corrosivity analysis shall be submitted for review and approval 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;
 12. Upon submittal of a Development Engineering Plan application, a Final Traffic Impact Study, signed by a South Dakota licensed Professional Engineer, shall be submitted addressing all red line comments;
 13. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
 14. Prior to submittal of a Final Plat application, a street name for the proposed north-south commercial street shall be submitted to the Emergency Management Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 15. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 16. 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,
 17. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create eight commercial lots to be known as Lots 1 through 8 of DTJ Subdivision. The lots vary in size from 27,976 square feet to 89,772 square feet.

The property is located in the northwest corner of Cambell Street and Fairmont Boulevard. 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 REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is primarily currently zoned General Commercial District with a Planned Development Designation. Prior to issuance of a Building Permit, a Final Planned Development must be approved.

Cambell Street: Cambell Street is located along the east 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 in 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 mains. Currently, Cambell Street is located within an approximate 115 foot wide right-of-way and constructed with four paved lanes and turn lane(s), curb, gutter, street light conduit and water along the east side of the street. Please note the applicant has obtained an Exception request to waive the requirement to provide a dual water main along the west side of the street and to allow an alternate sidewalk design due to drainage constraints. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing a sewer main along this section of Cambell Street 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.

North/South Commercial: The proposed plat identifies a north/south commercial street extending between East Oakland Street and Fairmont Boulevard. The street is classified as a commercial street requiring that it be located within a minimum 70 foot wide right-of-way 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 the with Development Engineering Plan application.

Approach Locations: An existing lot located south and east of the subject property is known as Lot 1 of the Superpumper Addition and was platted in 1996. A note on the plat states that when the applicant's property is platted, a non-access easement will be secured along Lot 1 of the Superpumper Addition which forces the existing approach to Lot 1 of the Superpumper Addition to be closed and a shared approach to be created between the subject property and Lot 1. As such, upon submittal of a Development Engineering Plan application, final design plans showing shared access improvements, alignment and construction details for the shared access between existing Lot 1, Superpumper Addition and the applicant's property must be submitted for review and approval. In addition, written documentation must be submitted indicating that the property owner of Lot 1, Superpumper Addition concurs with the proposed shared access improvements.

The proposed plat identifies an approach along Fairmont Boulevard to serve as access to proposed Lot 2. However, the proposed approach location does not provide minimum separation between the approach and Craig Street, a street extending south of Fairmont Boulevard creating a "T" intersection. As such, upon submittal of a Development

STAFF REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

Engineering Plan application, the plat document must be revised to show the approach to proposed Lot 2 aligning with Craig Street or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Drainage: Upon submittal of a Development Engineering Plan application, a drainage plan prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and in compliance with the City's Drainage Basin Plan must be submitted for review and approval or an Exception must be obtained. The drainage plan must address storm water quantity control and storm water quality treatment. Drainage easements must also be provided as necessary.

Water: A City water main currently exists along East Oakland Street, Cambell Street and Fairmont Boulevard, respectively. In addition, the applicant's preliminary plan identifies a water main being constructed along the north/south commercial street. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer must be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual or an Exception must be obtained. The water plan and analysis must 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 must be secured as needed.

Sewer: A City sewer main currently exists within East Oakland Street and Fairmont Boulevard, respectively. In addition, the applicant's preliminary plan identifies a sewer main being constructed along the north/south commercial street. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval or an Exception must be obtained. The sewer data must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, utility easements must also be provided as needed.

Traffic Impact Study: The applicant has submitted a Traffic Impact Study with the Preliminary Subdivision Plan application. Upon submittal of a Development Engineering Plan application, a final Traffic Impact Study, signed by a Professional Engineer, must be submitted addressing all redline comments.

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 as 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

STAFF REPORT
July 23, 2015

No. 15PL056 - Preliminary Subdivision Plan

public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement must be entered into with the City for all public improvements.

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