

STAFF REPORT
February 4, 2016

No. 15PL116 - Preliminary Subdivision Plan

ITEM

GENERAL INFORMATION:

APPLICANT	Mall Drive LLC.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mall Drive LLC
REQUEST	No. 15PL116 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 4R of Block 1 of the Gateway Business Park Subdivision; the NW1/4 of the SE1/4 north of I-90 Less Lot H13, Less Mall Drive Subdivision Less Gateway Business Park Subdivision and Less right-of-way; Lot E of the S1/2 of the SE1/4 Less Gateway Business Park Subdivision and Lot 1 of Block 4 of the I-90 Heartland Business Park, all located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 4A, 5, 6 and 7 of Block 1 and Lot A, B C and D of Block 2 of GatewayBusiness Park Subdivision
PARCEL ACREAGE	Approximately 25.36 acres
LOCATION	South of the intersection of East Mall Drive and Outfitter Road
EXISTING ZONING	General Commercial District (Planned Development) - General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation) - Light Industrial District (Planned Development)
South:	General Commercial District (Planned Development) - Light Industrial District
East:	General Commercial District (Planned Development)
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	December 23, 2015

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REVIEWED BY

Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, construction plans for E. Mall Drive shall be submitted for review and approval showing a dual water main along the principal arterial 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;
2. Upon submittal of a Development Engineering Plan application, construction plans for Outfitter Road shall be submitted for review and approval showing the street located within a minimum 70 foot wide right-of-way with an additional 10 feet of right-of-way the first 200 linear feet from the intersection with E. Mall Drive and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water 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 Discovery Circle shall be submitted for review and approval showing the street 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, sewer and water 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, construction plans for the proposed access easement located between proposed Lot 4A and Lot 5 shall be submitted for review and approval showing the easement with a minimum width of 70 feet and constructed with a minimum 26 foot wide paved surface, curb, gutter, 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 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 design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, easements shall be provided as needed;
6. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. In addition, easements shall be provided as needed;
7. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer shall be submitted for review and approval. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements shall be provided as

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- needed;
8. Prior to submittal of the Development Engineering Plan application, the plat document shall be revised to show a maximum of two approaches along Block 2 as it abuts E. Mall Drive or the Traffic Impact Study shall be amended to address additional approach locations along the principal arterial street.
 9. Prior to Development Engineering Plan approval, 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. All final engineering reports shall be signed and sealed by a Registered Professional Engineer;
 10. 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;
 11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 12. 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,
 13. 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 application to subdivide 25.36 acres creating 8 commercial lots as a part of the Gateway Business Park Subdivision. The applicant's "Master and Phasing Plan" shows that the property will be platted in two phases. Phase One will include Lots 6 and 7 of Block 1 and Lots A through D of Block 2. Phase Two will include Lots 4A and 5 of Block 1.

The property is located south of the intersection of E. Mall Drive and Outfitter Road. 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 zoned General Commercial District within a Planned Development Designation. The applicant should be aware that a Final Planned Development must be submitted for review and approval prior to the issuance of a building permit.

E. Mall Drive: East Mall Drive is located along the north lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street must

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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 mains. E. Mall Drive is constructed to principal arterial design standards with the exception of a second water main. As such, upon submittal of a Development Engineering Plan application, construction plans for E. Mall Drive must be submitted for review and approval showing a dual water main along the principal arterial 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.

Outfitter Road: Outfitter Road extends south from E. Mall Drive and is classified as a commercial street requiring that it be located within a minimum 70 foot right-of-way with an additional 10 feet of right-of-way the first 200 linear feet from the intersection with E. Mall Drive, an arterial street. In addition, the street must be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Outfitter Road must be submitted for review and approval 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.

Discovery Circle: Discovery Circle extends west from Outfitter Road and is classified as a commercial street requiring that it be located within a minimum 70 foot right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Discovery Circle must be submitted for review and approval 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.

Street Name: Outfitter Road and Discovery Circle create a looped street extending south from E. Mall Drive and east through Discovery Subdivision. To ensure compliance with the address grid, the street name changes from Outfitter Road to Discovery Circle at the point where the north-south street becomes an east-west street. The Emergency Services Communication Center and the Building Official have approved the street names as identified on the proposed plat.

Access Easement: The proposed plat identifies an access easement located between proposed Lot 4A and Lot 5 of Block 1. The access easement is classified as a commercial street requiring that it be located within a minimum 70 foot wide easement 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 for the access easement must be submitted for review and approval 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.

Traffic Impact Study: A traffic impact study was submitted with a previous phase of the development which included a master plan showing two lots within Block 2 abutting E. Mall Drive. This proposed plat identifies three lots within this same area abutting E. Mall Drive. As such, prior to submittal of the Development Engineering Plan application, the plat document must be revised to show a maximum of two approaches along Block 2 as it abuts

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E. Mall Drive or the Traffic Impact Study must be amended to address additional approach locations along the principal arterial street.

Drainage: The property is located within the Boxelder Drainage Basin. To date, there is no overall drainage basin plan developed. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The drainage plan and report must address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements must be provided as needed.

Water: A 12 inch water main currently exists in E. Mall Drive and an 8 inch water main currently exists in that portion of Outfitter Road that is currently constructed. A 10 inch water main is being proposed in the new section of Outfitter Road to be constructed as a part of this plat. Based on the City's water model, the available fire flow in the 8 inch water main in Outfitter Road at the Outfitter Road and E. Mall Drive intersection at 50% reservoir full is approximately ~1880 gpm @ ~105psi residual. This main is on a Low Level pressure Zone. This flow provides for a velocity less than 12 fps in the 8 inch main and satisfies minimum pressure requirements in the area.

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. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development.

Sewer: An 8 inch sewer main currently exists in E. Mall Drive and that portion of Outfitter Road that is currently constructed. An 8 inch sewer main is also proposed in the new section of Outfitter Road to be constructed as a part of this plat. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity for this phase of the development and for future development up stream.

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 public improvements. Staff recommends that prior to approval of the Development

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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.