

STAFF REPORT
March 10, 2016

No. 15PL105 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT	Dakota Heartland, Inc.
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	Dakota Heartland Inc.
REQUEST	No. 15PL105 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 of the SW1/4 of the NW1/4, located in the SW1/4 of the NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 3 of Block 2 of Big Sky Business Park
PARCEL ACREAGE	Approximately 2.301 acres
LOCATION	South of existing intersection of Homestead Street and Timmons Boulevard
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation) - General Commercial District (Planned Development)
South:	Public District - Limited Agricultural District (Pennington County)
East:	General Commercial District (Planned Development Designation)
West:	General Commercial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 16, 2015
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

STAFF REPORT
March 10, 2016

No. 15PL105 - Preliminary Subdivision Plan

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

1. Prior to submittal of a Development Engineering Plan application, the redline comments on the preliminary plans shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans showing the installation of a sewer main along Homestead Street shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road shall be submitted for review and approval showing the construction of curb and gutter or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, the construction plans shall show the construction of sidewalk along Elk Vale Road or a Variance shall be obtained from City Council;
4. 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;
5. 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;
6. 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. Final subdivision improvement plans in accordance with the City's plan preparation and drafting standards shall be provided. All public water and sewer improvements require the review and approval of the South Dakota Department of Environment and Natural Resources. 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;
7. 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;
8. 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

STAFF REPORT
March 10, 2016

No. 15PL105 - Preliminary Subdivision Plan

- approval;
9. 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;
 10. Upon submittal of a Development Engineering Plan application, a cost estimate of any required subdivision improvements shall be submitted for review and approval;
 11. Prior to submittal of a Final Plat application, all required subdivision improvements shall be completed;
 12. Upon submittal of a Final Plat application, 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

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two commercial lots sized 0.553 acres and 1.124 acres, respectively. The lots are to be known as Lots 2 and 3 of Block 2, Big Sky Business Park.

The property is located south and east of the intersection of Elk Vale Road and Homestead 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 General Commercial District with a Planned Development Designation. Prior to issuance of a Building Permit, a Final Planned Development must be approved.

Elk Vale Road: Elk Vale Road is located along the west lot line of proposed Lot 3 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, Elk Vale Road has been constructed in compliance with principal arterial street design standards with the exception of curb, gutter and sidewalk. As such, upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road must be submitted for review and approval showing the construction of curb and gutter 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. In addition, the construction plans must show the construction of sidewalk along Elk Vale Road or a Variance must be obtained from City Council.

Homestead Street: Homestead Street is located along the north lot line of proposed Lot 2 and is classified as a collector street requiring that it be located within a minimum 68 foot wide

STAFF REPORT
March 10, 2016

No. 15PL105 - Preliminary Subdivision Plan

right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Homestead Street has been constructed in compliance with collector street design standards with the exception of a sewer main. As such, upon submittal of a Development Engineering Plan application, construction plans showing the installation of a sewer main along Homestead Street must be submitted for review and approval 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.

Timmons Boulevard: The plat shows the proposed extension of Timmons Boulevard south from Homestead Street to the southern terminus of the applicant's property. This section of Timmons Boulevard is designed as a cul-de-sac street and is classified as a commercial street requiring that it be located in 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. The proposed cul-de-sac bulb must be located in a minimum 118 diameter right-of-way and constructed with a minimum 96 diameter paved surface. Currently, an 8 inch sanitary sewer main exists along the proposed right-of-way. The applicant has submitted preliminary plans showing that the street will be constructed in compliance with commercial street design standards.

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 if subdivision improvements are needed. The drainage plan must address storm water quantity control and storm water quality treatment. Drainage easements must also be provided as necessary.

Water: City water mains currently exist along Elk Vale Road and Homestead 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 along Elk Vale Road and proposed Timmons Boulevard. 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.

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

STAFF REPORT
March 10, 2016

No. 15PL105 - Preliminary Subdivision Plan

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 must be entered into with the City for all public improvements if applicable.

Surety/Inspection Fees: On August 5, 2009, the City Council issued a directive requiring that all subdivision infrastructure improvements be constructed and accepted by the City prior to approval of a Final Plat for property owned by the applicant or any entity in which he holds an interest. As such, prior to submittal of a Final Plat, all subdivision improvements must be completed and accepted as identified. Upon submittal of a Final Plat application, subdivision inspection fees must be paid.

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