

STAFF REPORT
July 26, 2012

No. 12PL031 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 12PL031 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SW1/4 of Section 32 and a portion of the NW1/4 of the SE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 8 of Block 1 of Menard Subdivision and dedicated East Anamosa Street right-of-way
PARCEL ACREAGE	Approximately 4.036 acres
LOCATION	At the current southern terminus of East Anamosa Street
EXISTING ZONING	Light Industrial District
FUTURE LAND USE DESIGNATION	Industrial
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development)
South:	General Commercial District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	June 29, 2012
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, redlined comments shall be addressed or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications, as applicable, shall be obtained. The redlined comments and/or copies of the approved Exceptions shall be submitted with the Development Engineering

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- Plan application;
2. Prior to submittal of a Development Engineering Plan application, the proposed 8 inch sanitary sewer main and manhole located at the southern terminus of E. Anamosa Street shall be secured with a sanitary sewer easement or the plat document shall be revised extending E. Anamosa Street right-of-way to include this area;
 3. 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 Professional Engineer;
 4. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show bike lanes along E. Anamosa Street in compliance with the Bicycle and Pedestrian Master Plan or an Exception shall be obtained;
 5. 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 6. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
 7. Prior to submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement shall be entered into with the City for all public improvements if applicable;
 8. 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,
 9. 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 application to create a 3.046 acre lot to be known as Lot 8, Block 1 of Menard Subdivision. In addition, the applicant has submitted a Preliminary Subdivision Plan application (File #12PL032) to create two additional lots to be known as Lot 2R and Lot 3, Block 2 of Menard Subdivision.

On July 2, 2012, the City Council acknowledged the applicant's withdrawal of a Preliminary Plat application (File #12PL008) to subdivision the property into two lots to be known as Lots 8 and 9, Block 1 of Menard Subdivision. The applicant has, subsequently, submitted this Preliminary Subdivision Plan application to create Lot 8 only. In addition, the applicant has submitted a Master Plan for the property showing the future platting of Lot 9.

The property is located at the southern terminus of E. Anamosa 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

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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:

Sanitary Sewer: The construction plans show the proposed sanitary sewer main to be constructed along E. Anamosa Street extending beyond the limits of the proposed right-of-way being dedicated as a part of this plat. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the proposed 8 inch sanitary sewer main and manhole located at the southern terminus of E. Anamosa Street be secured with a sanitary sewer easement or the plat document must be revised extending E. Anamosa Street right-of-way to include this area.

Bicycle and Pedestrian Master Plan: In July, 2011, the City adopted a Bicycle and Pedestrian Master Plan. The plan identifies bike lanes along E. Anamosa Street. The proposed subdivision of property requires compliance with the City's adopted Comprehensive Plan(s). As such, staff recommends that prior to submittal of a Development Engineering Plan application, the construction plans be revised to show bike lanes along E. Anamosa Street in compliance with the Bike/Pedestrian Master Plan or an Exception must be obtained.

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. 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 submittal of a Final Plat application or prior to commencing construction, whichever occurs first, a Development Agreement be entered into with the City for all public improvements if applicable.

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

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Zoning and Subdivision Regulations assuming compliance with the stated stipulations.