

STAFF REPORT
July 26, 2012

No. 12PL032 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 12PL032 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 2 of Menard Subdivision, and a portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2R and Lot 3 of Block 2 of Menard Subdivision
PARCEL ACREAGE	Approximately 5.613 acres
LOCATION	South of the intersection of East North Street and East Anamosa Street
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Agriculture District
East:	General Agriculture District - General Commercial District
West:	General Commercial 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 the following 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 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;
 3. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show North Creek Drive with a minimum right-of-way width of 100 feet in lieu of 80 feet or an Exception shall be obtained;
 4. Prior to submittal of a Development Engineering Plan application, construction plans shall be submitted showing the construction of sewer and sidewalk along E. North Street or an Exception shall be obtained;
 5. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to show a side path along E. North Street in compliance with the Bicycle and Pedestrian Master Plan or an Exception shall be obtained;
 6. Upon submittal of a Development Engineering Plan application, revised water distribution calculations shall be submitted for review and approval which include only existing and proposed water infrastructure in the model to confirm that adequate domestic and fire flow is available;
 7. Upon submittal of a Development Engineering Plan application, an updated report of Hydrologic and Hydraulic Calculations shall be submitted for review and approval;
 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. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 9. Upon submittal of a Development Engineering Plan application, a geotechnical report for the proposed public improvements, including pavement design and soil corrosive potential, shall be submitted for review and approval;
 10. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval;
 11. 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;
 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create two lots to be known as Lot 2R and Lot 3 of Block 2, Menard Subdivision. In addition, the applicant has submitted a Preliminary Subdivision Plan application (File #12PL031) to create one lot to be known as Lot 8 of Block 1, Menard Subdivision.

On July 2, 2012, the City Council acknowledged the applicant's withdrawal of a Preliminary

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Plat application (File #12PL008) to subdivide a portion of the property into two lots to be known as Lots 8 and 9, Block 1 of Menard Subdivision.

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 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:

North Creek Drive: North Creek Drive abuts the east lot line and is classified as a minor arterial street on the City's adopted Major Street Plan. The applicant has approved construction plans showing the street to be constructed as per a minor arterial street with the exception of the right-of-way width. The plat document shows an 80 foot wide right-of-way and the Infrastructure Design Criteria Manual requires a minimum 100 foot wide right-of-way width for a minor arterial street. As such, staff recommends that prior to submittal of a Development Engineering Plan application, the plat document shall be revised to show North Creek Drive with a minimum right-of-way width of 100 feet in lieu of 80 feet or an Exception shall be obtained.

East North Street: East North Street is located along the northwest lot line and is classified as principal arterial street on the City's adopted Major Street Plan. East North Street is currently constructed to principal arterial street standards with the exception of sewer and sidewalk along this portion of the street. As such, staff recommends that prior to submittal of a Development Engineering Plan application, construction plans be submitted showing the construction of sewer and sidewalk along E. North Street or an Exception must be obtained.

Bicycle and Pedestrian Master Plan: In July, 2011, the City adopted a Bicycle and Pedestrian Master Plan. The plan identifies a side path along E. North 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 a side path along E. North Street in compliance with the Bicycle and Pedestrian Master Plan or an Exception must be obtained.

Water: A Water Distribution Calculations Report was submitted with this application. The analysis included a looped water system with a connection from North Creek Drive to East North Street through Century Road. However, this water main connection is not proposed with the current proposed development. As such, staff recommends that upon submittal of a Development Engineering Plan application, revised water distribution calculations be submitted for review and approval which include only existing and proposed water infrastructure in the model to confirm that adequate domestic and fire flow is available

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Drainage: A Hydrologic and Hydraulic Calculations Report, prepared by Sperlich Consulting and dated June 10, 2010, was submitted with the application. Upon submittal of a Development Engineering Plan application, an updated report of Hydrologic and Hydraulic Calculations must be submitted for review and approval.

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 Zoning and Subdivision Regulations assuming compliance with the stated stipulations.