

STAFF REPORT
October 10, 2013

No. 13PL097 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

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| APPLICANT | Franklin O. Simpson |
| AGENT | Janelle Finck - Fisk Land Surveying & Consulting Engineers |
| PROPERTY OWNER | Franklin O. Simpson |
| REQUEST | No. 13PL097 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | A portion of the unplatted portion of the S1/2 of the NE1/4 lying south of 1-90 and the unplatted portion of the N1/2 of the SE1/4 of Section 27, all located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Tract T, U, V and W of Fountain Springs Business Park |
| PARCEL ACREAGE | Approximately 11.95 acres |
| LOCATION | At the northeast corner of the intersection of Fountain Plaza Drive and South Plaza Drive |
| EXISTING ZONING | General Agricultural District |
| FUTURE LAND USE DESIGNATION | Commercial |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | Light Industrial District |
| East: | Light Industrial District - General Commercial District |
| West: | Light Industrial District -General Commercial District - General Commercial District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | September 10, 2013 |
| REVIEWED BY | Vicki L. Fisher / Brandon Quiett |

RECOMMENDATION:

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

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1. Upon submittal of a Development Engineering Plan application, a drainage plan in general accordance with the Deadwood Avenue Drainage Basin Plan shall be submitted for review and approval or an Exception shall be obtained. In addition, the plat document shall be revised to show the dedication of Major Drainage Easement(s) to encompass the 100 year flood elevation plus one foot of freeboard;
2. Upon submittal of a Development Engineering Plan application, construction plans for Fountain Plaza Drive and S. Plaza Drive shall be submitted for review and approval showing two additional feet of pavement width, curb, gutter and street light conduit or Exceptions shall be obtained. If Exceptions are obtained, a copy of the approved Exceptions shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for corner ADA ramps and sidewalk(s) along undevelopable lots 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;
4. 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. All final engineering reports shall be signed and sealed by a Professional Engineer;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for any required subdivision improvements;
6. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval for any required subdivision improvements;
7. Upon submittal of a Development Engineering Plan application, a parking and access agreement shall be submitted for review and approval for the existing parking located on proposed Tract U that is currently being used to provide parking for the clubhouse located on Tract A or the plat document shall be revised to address this issue;
8. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Tracts T, U, V and W of Fountain Springs Business Park, Formerly the unplatted portion of the S1/2NE1/4..."
9. 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,
10. 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 4 lots, leaving an unplatted non-transferable balance. The subdivision is to be known as Lots T, U, V and W of Fountain Springs Business Park. The lots will range in size from 1.3 acres to 5.72 acres.

The property is located at the northeast corner of the intersection of Fountain Plaza Drive and S. Plaza Drive. Currently, a maintenance and storage building and three sheds as well as a practice green are located on proposed Tract U. In addition, a driving range is located on proposed Tract T. The structures, practice green and driving range are a part of the

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Fountain Springs Golf Course. The balance of 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 Agriculture District. The City's Future Land Use Plan identifies the appropriate use of the property as commercial. The applicant should be aware that the property must be rezoned in compliance with the City's Future Land Use Plan prior to issuance of a building permit for any commercial uses.

Parking and Access: The clubhouse for the Fountain Springs Golf Course is located on Tract A. A portion of the parking currently existing for the clubhouse is located on proposed Tract U. As such, upon submittal of a Development Engineering Plan application, a parking and access agreement must be submitted for review and approval to secure the clubhouse parking on proposed Lot U or the plat document must be revised to address this issue.

Drainage: The property is located within the Deadwood Avenue Drainage Basin Plan. Upon submittal of a Development Engineering Plan application, a drainage plan in general accordance with the Deadwood Avenue Drainage Basin Plan must be submitted for review and approval or an Exception must be obtained. In addition, the plat document must be revised to show the dedication of Major Drainage Easement(s) to encompass the 100 year flood elevation plus one foot of freeboard.

Fountain Plaza Drive/S. Plaza Drive: Fountain Plaza Drive and S. Plaza Drive both abut the property and are classified as industrial streets requiring that they be located within a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, both streets are located within a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, sewer and water. As such, upon submittal of a Development Engineering Plan application, construction plans for Fountain Plaza Drive and S. Plaza Drive must be submitted for review and approval showing two additional feet of pavement width, curb, gutter, street light conduit and corner ADA ramps and sidewalk(s) along undevelopable lots or Exception(s) must be obtained. If Exceptions are obtained, a copy of the approved Exceptions must be submitted with the Development Engineering Plan application.

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 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.