

STAFF REPORT
March 5, 2015

No. 15PL014 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Duane C. Pankratz
REQUEST	No. 15PL014 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 less LaGrand Subdivision, less Lots H2, H3 and right-of-way, located in Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 3 of Block 1 of LaGrand Subdivision
PARCEL ACREAGE	Approximately 5 acres
LOCATION	Approximately 1000 feet west of N. Elk Vale Road and north of Eglin Street
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agricultural District
East:	Light Industrial District
West:	General Agricultural District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 6, 2015
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, a revised site plan shall be submitted for review and approval confirming the location of all existing utilities located adjacent to and on the proposed platted lot. In addition, the plat document shall be revised to show the dedication of utility easements pursuant to the Infrastructure

STAFF REPORT
March 5, 2015

No. 15PL014 - Preliminary Subdivision Plan

ITEM 6

- Design Criteria Manual;
2. Upon submittal of a Development Engineering Plan application, construction plans showing the installation of dual water mains along Eglin Street 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;
 3. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of 30 feet of right-of-way along the section line highway which is one-half of the required right-of-way width. In addition, construction plans shall be submitted for review and approval showing the installation of a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained or the section line highway shall be vacated. If an Exception is obtained, a copy of the Exception shall be submitted with the Development Engineering Plan application;
 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. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application. Utility easements shall be secured 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 Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
 6. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the City's Drainage Basin Plan shall be submitted for review and approval if subdivision improvements are required. In addition, the plat document shall be revised to provide drainage easements as necessary;
 7. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show an easement for the 36 inch RCP storm sewer pipe extending through the property from Eglin Street to the railroad right-of-way;
 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 if subdivision improvements are required;
 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 if

STAFF REPORT
March 5, 2015

No. 15PL014 - Preliminary Subdivision Plan

ITEM 6

- subdivision improvements are required;
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 create a 5 acre lot, leaving an unplatted balance. The lot is to be known as Lot 3, LaGrand Subdivision.

The property is located approximately 1000 feet west of N. Elk Vale Road and north of Eglin 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 Agriculture District. The City's Future Land Use Plan identifies the appropriate use of the property as light industrial. The applicant should be aware that a Rezoning application must be submitted for review and approval prior to any light industrial use of the property.

Eglin Street: Eglin Street is located along the north and west lot line(s) of the property and is classified as a principle arterial street on the City's Major Street Plan requiring that it 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. Eglin Street is currently constructed as a principle arterial street with the exception of a dual water main. Upon submittal of a Development Engineering Plan application, construction plans for Eglin Street showing a second water main 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 with the Development Engineering Plan application.

Section Line Highway: A section line is located along the north lot line and is classified as an industrial street requiring that it 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. The section line highway is currently undeveloped. As such, upon submittal of a Development Engineering Plan application, the plat document must show the dedication of 30 feet of right-of-way which is one-half of the required right-of-way width. In addition, construction plans must be submitted showing the construction of the street to industrial street standards as identified or an Exception must be obtained or the

STAFF REPORT
March 5, 2015

No. 15PL014 - Preliminary Subdivision Plan

ITEM 6

section line highway shall be vacated. If an Exception is obtained, a copy of the Exception must be submitted with the Development Engineering Plan application.

Water: A 12 inch City water main exists along the north side of Eglin 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 shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, a utility easement must be secured for any portion of the water main that may be located on the proposed lot.

Sewer: A 12 inch sewer main exists along Eglin Street. It appears that there are multiple sanitary sewer services extended to the proposed lot when the adjacent street and utilities were constructed. At the time of lot development, any unused services must be abandoned per City standards. In addition, 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 the Exception must be obtained.

Drainage: A grading plan and a drainage plan must be submitted for review and approval if any subdivision improvements are required. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. If on-site detention is required, then design calculations and details for the detention must be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

A 36 inch RCP storm sewer pipe extends through the property from Eglin Street to the railroad right-of-way. The applicant must confirm if an easement is in place for the storm sewer pipe. In addition, the plat document must be revised to show the existing easement or show the dedication of an easement as a part of the Final Plat application.

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 if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit must be obtained prior to any construction.

Platting Process: If the Exceptions to waive the requirement to improve streets and extend utilities are obtained, then a Development Engineering Plan application is not necessary since subdivision improvements would not be required. Subsequently, the applicant can proceed with the submittal of a Final Plat application. However, the \$250.00 application fee plus \$20.00 per lot that is collected at the time of submittal of a Development Engineering Plan application must be paid as a part of the Final Plat submittal.

STAFF REPORT
March 5, 2015

No. 15PL014 - Preliminary Subdivision Plan

ITEM 6

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