

STAFF REPORT
January 23, 2014

No. 15PL108 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT	RCSD Retail LLC.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	RCSD Retail LLC
REQUEST	No. 15PL108 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Shopko Addition, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2 and 4 of Shopko Addition
PARCEL ACREAGE	Approximately 10.53 acres
LOCATION	1845 Haines
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 20, 2015
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. Prior to submittal of a Development Engineering Plan application, the plat document shall be revised to clearly show the existing "Private Access Easement for Lots 2 & 3 for Parking & Ingress/Egress" as a part of proposed Lot 2. In addition, the labeling of the easement(s) shall be revised to read "Private Access Easement for Parking & Ingress/Egress" to ensure that proposed Lot 4 can also use the easement(s) as identified;

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2. Upon submittal of a Development Engineering Plan application, construction plans for the Private Access Easement(s) shall be submitted for review and approval showing the easements with a minimum width of 70 feet and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or Exception(s) shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) 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 existing sanitary sewer service that serves proposed Lot 2 within a 10 foot wide utility easement. If any portion of the easement is located on proposed Lot 4, then a design exception shall be obtained to allow a utility easement to cross one lot to serve another or the plat document shall be revised to ensure that the entire easement is located on proposed Lot 2. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the existing water service line that serves proposed Lot 2 within a minimum 20 foot wide utility easement. Since the water service line extends across proposed Lot 4, a design Exception shall be obtained to allow a utility to cross one lot to serve another or the plat document shall be revised to ensure that the water service line is located exclusively on proposed Lot 2. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval if subdivision improvements are required. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual. In addition, easements shall be provided as needed;
6. 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;
7. 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;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
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. 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 to subdivide a 10.53 acre lot into two lots sized 0.99 acres and 9.54 acres respectively. The proposed lots will be known

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as Lots 2 and 4, Shopko Addition.

The property is located south of I-90 and west of Haines Avenue. Currently, Shopko, a 94,000 square foot department store, is located on proposed Lot 2. Lot 4 is void of any structural development. On December 17, 2015, an Exception was approved to reduce the required parking for the Shopko department store from 470 parking spaces to 460 parking spaces for a 2.12% reduction in the parking requirement. With the Exception, the existing development on proposed Lot 2 complies with the land area regulations pursuant to the Rapid City Municipal Code.

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 Commercial District. Any future development of the property must be in compliance with Chapter 17.18 of the Rapid City Municipal Code. In addition, a building permit must be obtained as required. The applicant should be aware that a Traffic Impact Study may be required as a part of the approval of a building permit if future uses of the property warrant the study.

Private Access Easements: The site plan identifies private access easement(s) extending from Haines Avenue to secure access and parking between the lots. The easements are classified as commercial streets requiring that they be located within a minimum easement width of 70 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the easement(s) must be submitted as identified or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering application.

The private access easements are currently labeled as "Private Access Easement for Lots 2 & 3 for Parking & Ingress/Egress". Prior to submittal of a Development Engineering Plan application, the labeling of the easement(s) must be revised to read "Private Access Easement for Parking & Ingress/Egress" to ensure that proposed Lot 4 can also use the easement(s) as identified.

Utilities: The proposed lots are located in the Low Level Water Zone which serves elevations of 3300 feet to 3450 feet. Static pressures in this development are approximately 145 psi. At the time of a building permit, the water service for any proposed structures shall connect to the 16 inch water main located in Haines Avenue. In addition, the sewer service for any proposed structures must connect to the 18 inch sewer main in Haines Avenue.

Water and sewer service lines currently extend from Haines Avenue to serve the existing

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Shopko department store. Upon submittal of a Development Engineering Plan application, the plat document must be revised to show the existing water service line within a minimum 20 foot wide utility easement. Since the water service line extends across proposed Lot 4, a design Exception must be obtained to allow a utility to cross one lot to serve another or the plat document must be revised to ensure that the water service line is located exclusively on proposed Lot 2. In addition, the plat document must be revised to show the existing sanitary sewer service that serves proposed Lot 2 within a 10 foot wide utility easement. If any portion of the easement is located on proposed Lot 4, then a design exception must also be obtained to allow a utility easement to cross one lot to serve another or the plat document must be revised to ensure that the entire easement is located on proposed Lot 2. If Exceptions are obtained, a copy of the approved Exception(s) must be submitted with the Development Engineering Plan 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 as required 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.

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