

STAFF REPORT
March 5, 2015

No. 15PL015 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Duane C. Pankratz
REQUEST	No. 15PL015 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Government Lot 1 less the west 660 feet and less Lots H2 and H5; the SE1/4 of the NE1/4 Less the west 660 feet of the north 1081.18 feet less Lots H2, H3, less Rushmore Regional Industrial Park and less Hilltop Business Park Subdivision, all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Block 1 of Shortcut Subdivision
PARCEL ACREAGE	Approximately 21.81 acres
LOCATION	In the northwest corner of E. Anamosa and Elk Vale Road
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Entrance Corridors
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	February 6, 2015
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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, construction plans showing the installation of a sidewalk and a 16 inch water main in compliance with the City's Master Utility Plan along Anamosa 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;
2. Upon submittal of a Development Engineering Plan application, construction plans showing the installation of a sidewalk and a 16 inch water main in compliance with the City's Master Utility Plan along E. Anamosa 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 35 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, 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;
8. 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;
9. Prior to approval of the Development Engineering Plan application, a Development

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10. Agreement shall be entered into with the City for all public improvements, if applicable; Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
11. Upon submittal of a Final Plat application, the plat title shall be revised to read "formerly a portion of Govt. Lot 1 of Section 4";
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 2.776 acre lot, leaving an unplatted non-transferable balance. The lot is to be known as Lot 1, Block 1, Shortcut Subdivision.

The property is located in the northwest corner of the E. Anamosa Street and Elk Vale Road intersection, approximately 1,000 feet west of N. Elk Vale Road.. 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 Commercial District. The applicant should be aware that any development of the property must be in compliance with Chapter 17.18 of the Rapid City Municipal Code.

Street Improvements: Elk Vale Road is located along the east lot line of the property. In addition, East Anamosa Street is located along the south lot line. Both streets are classified as principal arterial streets requiring a minimum right-of-way width of 100 feet and requiring that the streets be constructed with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Currently, Anamosa Street and Elk Vale Road are constructed to principal arterial street standards with the exception of sidewalks and a second water main. Upon submittal of a Development Engineering Plan application, construction plans showing the sidewalk and dual water main along both streets must be submitted for review and approval or an Exception must be obtained. Please note that the City's Master Utility Plan identifies a 16 inch water main along East Anamosa Street and Elk Vale Road which supports the requirement to provide dual water mains. The applicant should be aware that the water main installation may be eligible for oversized

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reimbursement.

Section Line Highway: A section line highway is located along the north lot line and is classified as a commercial street requiring that it be located within a minimum 70 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 35 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 commercial street standards as identified or an Exception must be obtained or the section line shall be vacated. If an Exception is obtained, a copy of the Exception must be submitted with the Development Engineering Plan application.

Water: The property is located within the City's service area. 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, utility easements must be secured as needed.

Sewer: As noted above, the property is located within the City's service area. 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: Stormwater detention ponds are constructed on the adjacent property to the north and drainage is routed through this property from the northeast and northwest as identified in the Racetrack Draw Drainage Basin Plan. Upon submittal of a Development Engineering Plan application, a grading plan and a drainage plan must be submitted for review and approval if 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.

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

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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.

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