

STAFF REPORT
June 23, 2016

No. 16PL048 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

APPLICANT	Mark Simpson
AGENT	Ron Bengs - Advanced Engineering
PROPERTY OWNER	Franklin O. Simpson
REQUEST	No. 16PL048 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot A of Tract C revised of S. G. Interstate Plaza and unplatted land located in the N1/2 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1, Lot 2, Lot 3 and Lot 4 of Fountain Springs Square
PARCEL ACREAGE	Approximately 12.95 acres
LOCATION	Northeast of the intersection of Fountain Plaza Drive and South Plaza Drive
EXISTING ZONING	General Agricultural District - General Commercial District
FUTURE LAND USE DESIGNATION SURROUNDING ZONING	Light Industrial and Parks and Greenway
North:	General Agricultural District - Light Industrial District
South:	Light Industrial District
East:	General Agricultural District - Light Industrial District
West:	General Commercial District - Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	May 13, 2016
REVIEWED BY	Vicki L. Fisher / Ted Johnson

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 construction drawings shall be revised to address redlined comments or an Exception shall be obtained to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment. A copy of the approved Exception shall be submitted with the

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- Development Engineering Plan application. In addition, the redlined comments shall be returned with the Development Engineering Plan application;
2. 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 if subdivision improvements are required. 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 and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
 3. 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. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;
 4. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;
 5. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer shall be submitted for review and approval. The drainage analysis and proposed improvements shall be in compliance with the approved Deadwood Avenue Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements shall also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall be provided as needed;
 6. 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;
 7. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 8. 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,
 9. 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 subdivide two properties, Tract A and an unplatted balance, into four lots. The lots will range in size from 1.45 acres to 5.2 acres and are to be known as Lots 1, 2, 3 and 4 of Fountain Springs Square.

The property is currently zoned with a mix of General Commercial District and General Agriculture District. The applicant has submitted Rezoning requests (#16RZ015, 16RZ016

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and 16RZ017) to rezone portions of the property so that Lots 1 and 4 are zoned Light Industrial District. Lot 3 will be zoned General Commercial District and Lot 2 will remain zoned General Agriculture District.

The property is located in the northeast corner of the intersection of Fountain Plaza Drive and S. Plaza Drive. Currently, a cold storage/maintenance structure is located on proposed Lot 2 and a golf pro shop is located on proposed Lot 3. Lots 1 and 4 are 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:

Fountain Plaza Drive and S. Plaza Drive: Fountain Plaza Drive is located along the west lot line of the property and S. Plaza Drive is located along the south lot line of the property. Both streets are classified as industrial streets requiring that they be located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, both streets are located in a 66 foot wide right-of-way and constructed with a 24 foot wide paved surface, water and sewer. Please note that the applicant has submitted and the City has approved Exception requests to waive the requirement that curb, gutter, street light conduit and additional pavement be provided along the two streets. As such, no street improvements are needed as a part of this plat review and approval.

Drainage: The property is located in the Deadwood Avenue Drainage Basin Plan. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer must be submitted for review and approval. The drainage analysis and proposed improvements must be in compliance with the approved Deadwood Avenue Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements must also include consideration of current and future stormwater quality requirements and improvements. In addition, easements must be provided as needed.

Water: City water currently exists along Fountain Plaza Drive and S. Plaza Drive. 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. The design report must demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development.

Sewer: City sewer currently exists along Fountain Plaza Drive and S. Plaza Drive. Upon

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submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval. The design report must demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity.

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. 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