

STAFF REPORT
May 24, 2018

No. 18PL032 - Preliminary Subdivision Plan

ITEM 6

GENERAL INFORMATION:

APPLICANT	Menard, Inc.
AGENT	Jerry Foster - FMG, Inc.
PROPERTY OWNER	Menard Inc.
REQUEST	No. 18PL032 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lots B and C of Menard Subdivision and dedicated right-of-way located in the NW1/4 and the NE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots B-1, B-2 and C-1 of Menard Subdivision
PARCEL ACREAGE	Approximately 4.36 acres
LOCATION	South of E. North Street at Camden Drive
EXISTING ZONING	General Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Development)
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 27, 2018
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are

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- 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;
2. Upon submittal of a Development Engineering Plan application, construction plans providing a dual water main in East North Street shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
 3. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 4. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along East North Street. In addition, the existing non-access easement located along the south lot line of proposed Lot C-1 as it abuts North Creek Drive shall be revised to provide a single opening to provide access to the lot;
 6. Upon submittal of a Final Plat application, the plat document shall be revised to show the existing storm sewer located along the north property line within an existing or proposed easement. In addition, the plat document shall show all easements as necessary, including drainage easements and utility easements;
 7. Upon submittal of a Final Plat application, written documentation from all of the affected utility companies shall be submitted showing concurrence with the proposed vacation of the 8 foot wide minor drainage and utility easement located on proposed Lot C-1;
 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 to replat 2 lots into 3 commercial lots and to vacate that portion of Camden Drive right-of-way abutting the property. The lots are sized 2.31 acres, 1.34 acres and 0.71 acres, respectively, and are to be known as Lots B-1, B-2 and C-1, Menard's Subdivision.

The property is located approximately 700 feet north of the intersection of E. Anamosa Street and E. North Street, on the east side of E. North 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.

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STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is currently zoned General Commercial District with a Planned Development Overlay. A Final Platted Development has been approved to allow a tire store to be constructed on proposed Lot B-2. The applicant should be aware that a Final Planned Development must be approved for Lots B-1 and C-1 prior to issuance of a building permit.

Camden Drive: Camden Drive is an unimproved right-of-way extending from E. North Street to North Creek Drive abutting the subject property. Currently, Camden Drive is identified as a collector street on the City's Major Street Plan. Discussions with this applicant and the adjacent property owner have resulted in the agreement that the better location for the collector street is approximately 420 feet north of this site. The applicant has submitted a "concept plat" showing the dedication of a future H Lot for a small portion of the right-of-way needed for this alternate street location. Based on these discussions, the City is currently amending the Major Street Plan to relocate the collector street as identified. The applicant has submitted written documentation from all of the utility companies indicating concurrence with the proposed vacation of Camden Drive.

E. North Street: E. North Street is classified as a principal arterial street on the City's Major Street Plan requiring that the street be located in 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. Currently, E. North Street is constructed to principal arterial street standards with the exception of sidewalk, a second water main and a sewer main. It does not appear that sewer is needed in East North Street as all adjacent and surrounding parcels are served by public sewer through other streets. In addition, sidewalk is not required to be constructed until a building permit is issued for the property.

Upon submittal of a Development Engineering Plan application, construction plans providing a dual water main in East North Street must be submitted for review and approval or an Exception must be obtained. If an Exception is obtained a copy of the approved document must be submitted with the Development Engineering Plan application.

North Creek Drive: North Creek Drive is classified as a collector street on the City's Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, North Creek Drive is located in an 80 foot wide right-of-way and constructed to collector street standards with the exception of a sidewalk along the north/west side of the street. Please note that the sidewalk is not required to be constructed until a building permit is issued for the property.

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

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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 be entered into with the City for additional stormwater control improvements if needed.

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.