GENERAL INFORMATION:

APPLICANT: Franklin Simpson
AGENT: Kyle Hibbs - KTM Design Solutions, Inc.
PROPERTY OWNER: Franklin Simpson
REQUEST: No. 18PL037 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION: A portion of Tract C-R-3 Less Tract N Fountain Springs Business Park, Fountain Springs Golf Course and Gardens, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Tract EE of Fountain Spring Business Park
PARCEL ACREAGE: Approximately 0.83 acres
LOCATION: Southeast of the intersection of North Plaza Drive and Rand Road
EXISTING ZONING: General Agricultural District
FUTURE LAND USE DESIGNATION: Parks and Greenway

SURROUNDING ZONING:
- North: Light Industrial District
- South: Light Industrial District
- East: General Agricultural District
- West: Light Industrial District

PUBLIC UTILITIES: City sewer and water
DATE OF APPLICATION: May 11, 2018
REVIEWED BY: Vicki L. Fisher / Dan Kools

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 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 for Rand Road shall be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception shall be obtained. In addition, the plat document shall show the dedication of one additional foot of right-of-way 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. 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 as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. 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;

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. Prior to submittal of a Final Plat application, the plat document shall show an alternate labeling for proposed Tract EE, such as Tract X, Y or Z or Tract 1, 2 or 3;

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 create a 0.83 acres lot leaving a non-transferable balance. The lot is to be known as Tract EE, Fountain Springs Business Park. The applicant has also submitted a Rezoning application (File #18RZ016) to rezone the proposed lot from General Agriculture District to Light Industrial District.

The property is located approximately 260 feet south of the intersection of N. Plaza Drive and Rand Road on the east side of Rand Road. Currently, the property is void of any
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. As previously noted, the applicant has submitted a Rezoning application to change the zoning designation of the proposed lot from General Agriculture District to Light Industrial District. The proposed lot size meets the minimum lot size for both zoning designations.

**Rand Road:** Rand Road is located along the west lot line of the property and 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 with no on-street parking, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Rand Road is located in a 66 foot wide right-of-way and constructed with a 23 to 24 foot wide paved surface, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans for Rand Road must be submitted for review and approval showing the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception must be obtained. In addition, the plat document must show the dedication of one additional foot of right-of-way or an Exception must be obtained. If an Exception is obtained a copy of the approved document(s) must be submitted with the Development Engineering Plan application.

**Water:** A 12 inch water main exists in the adjacent Rand Road right-of-way. The property is located in the South Canyon Arrowhead Water Zone, which serves elevations of 3300 feet to 3450 feet. Static pressures in this development are approximately 85 psi. As such, pressure reducing valves will be required on all water services within the development.

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:** An 8 inch sewer main currently exists in the adjacent Rand Road right-of-way. 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 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 in conformance with the Infrastructure Design Criteria Manual.
Drainage: The property is located in both the Deadwood Avenue Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code must be submitted for review and approval for the proposed subdivision improvements. The drainage report must address storm water quantity control and storm water quality treatment. In addition, easements must be provided as needed.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality Manual and an Infrastructure Design Criteria Manual which provides 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 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.