No. 18PL046 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Vista Ridge Properties, LLC
AGENT: Sperlich Consulting, Inc.
PROPERTY OWNER: Vista Ridge Properties, Inc.
REQUEST: No. 18PL046 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION: Lot 2 of Block 2 of Menard Subdivision, located in the SE1/4 of the NW1/4 and in the NE1/4 of the SW1/4 of Section 3, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 2A and 2B of Block 2 of Menard Subdivision

PARCEL ACREAGE: Approximately 2.34 acres

LOCATION: West of the intersection of E. Anamosa and N. Creek Drive

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: General Commercial District

PUBLIC UTILITIES: City sewer and water

DATE OF APPLICATION: May 25, 2018

REVIEWED BY: John Green / Todd Peckosh

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

1. Prior to approval of a Development Engineering Plan application, an Engineering Report per Chapter 1.15 of the Infrastructure Design Criteria Manual shall be submitted for review and approval. 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 shall be submitted for the proposed access easement showing the easement with a minimum width of 70 feet and constructed with a minimum pavement width of 26 feet, curb, gutter, sidewalk, street light conduit, water and sewer 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, construction plans and associated design reports showing the installation of a sewer main along 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;

4. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of 10 additional feet of right-of-way along North Creek Drive 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;

5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;

6. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;

7. Prior to submittal of a Final Plat application, the plat document shall be revised to show the “10 foot wide parking easement” as a “10 foot wide utility and parking easement”; Prior to submittal of a Final Plat application, the plat document shall be revised to show the “Access Easement as shown in Misc. Doc. A201713307” as a miscellaneous document;

8. Upon submittal of a Final Plat application, the plat document shall show all easements as necessary, including drainage easements and utility easements;

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 an existing lot into two commercial lots. The lots will be sized 1.124 acres, and 1.217 acres, respectively, and are to be known as Lot 2A and 2B of Block 2, Menard’s Subdivision.

The property is located approximately 350 feet west of the intersection of E. Anamosa Street and N. Creek Drive on the east side of E. North Street. A childcare center, known as “Leap to Learn”, is currently located on proposed Lot 2A. Proposed Lot 2B 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. Conditional Use Permit 17UR016 was issued 08/24/2017 to allow a childcare center, known as “Leap to Learn”, on proposed Lot 2A. All stipulations within the Conditional Use Permit have been met at the time of this Preliminary Subdivision Plan application.

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, and sewer. Currently, E. North Street is constructed to principal arterial street standards with the exception of a sewer main. As such, upon submittal of a Development Engineering Plan application, construction plans showing the installation of a sewer main along E. 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 minor 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, water and sewer. Currently, North Creek Drive is located in an 80 foot wide right-of-way and constructed to minor arterial street standards. Upon submittal of a Development Engineering Plan application, the plat document must be revised to show the dedication of 10 additional feet of right-of-way along North Creek Drive 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.

Access Easement: The plat document shows an access easement along the northeast lot line of the property. The easement is classified as a commercial street requiring that it have a minimum width of 70 feet and be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the access easement must be submitted for review and approval as identified 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.

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 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.