No. 18PL045 - Preliminary Subdivision Plan  

GENERAL INFORMATION:

APPLICANT: Don Wieseler  
AGENT: Sperlich Consulting, Inc.  
PROPERTY OWNER: Don Wieseler  
REQUEST: No. 18PL045 - Preliminary Subdivision Plan  
EXISTING LEGAL DESCRIPTION: Lot 1 of Randall Subdivision, located in the NW1/4 of the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota  
PROPOSED LEGAL DESCRIPTION: Proposed Lot 1A and 1B of Randall Subdivision  
PARCEL ACREAGE: Approximately 3.52 acres  
LOCATION: South of the intersection of Deadwood Avenue and N. Plaza Drive  
EXISTING ZONING: General Commercial District  
FUTURE LAND USE DESIGNATION: Light Industrial  
SURROUNDING ZONING:  
North: Light Industrial District  
South: Light Industrial District  
East: Light Industrial District  
West: General Commercial District  
PUBLIC UTILITIES: City sewer and water  
DATE OF APPLICATION: May 25, 2018  
REVIEWED BY: Vicki L. Fisher / Dan Kools  

RECOMMENDATION:  
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:  
1. Upon submittal of a Development Engineering Plan application, the redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;  
2. 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;

3. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing an 8 foot wide boulevard and a 5 foot wide sidewalk along Deadwood Avenue fronting proposed Lot 1A or a Variance shall be obtained from the City Council;

4. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing a conforming sanitary sewer service for proposed Lot 1A;

5. 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;

6. 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;

7. 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. Documentation shall also be submitted as needed identifying maintenance and ownership of any proposed drainage elements. In addition, easements shall be provided as needed;

8. 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;

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

10. Prior to submittal of a Final Plat application, the plat shall be revised to show the recording information for the “Vehicular Access” note shown on the document;

11. 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,

12. 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 lots. The lots are sized 1.069 acres and 2.451 acres, respectively, and will be known as Lot 1A and 1B of Randall Subdivision.

The property is located south of the intersection of N. Plaza Drive and Deadwood Avenue,
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on the east side of Deadwood Avenue. Currently, a commercial building is located on proposed Lot 1A. Proposed Lot 1B 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 and a commercial building exists on proposed Lot 1A. The applicant has submitted a site plan showing that the proposed plat does not create any non-conformities to setbacks, parking, landscaping or signage for the existing development on proposed Lot 1A. As previously noted, proposed Lot 1B is currently void of any structural development.

Deadwood Avenue: Deadwood Avenue is located along the west lot line of the property and is classified as a principal arterial street on the City’s Major Street Plan requiring that it be located within a minimum 100 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water. Currently, Deadwood Avenue meets the design standards for a principal arterial street with the exception of a sidewalk. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing a five foot wide sidewalk with an 8 foot wide boulevard fronting proposed Lot 1A or a Variance must be obtained from the City Council. Please note that a sidewalk is required to be constructed at the time that a building permit is obtained for the property unless it is anticipated that a building permit will not be obtained. This is typically the case for a drainage lot, common area lot or a lot with existing development. Since development exists on proposed Lot 1A, it is not anticipated that a building permit will be needed. As such, the sidewalk must be constructed as a part of the subdivision improvements.

Drainage: The property is located within 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. Storm water quality treatment can be provided on each individual site or in one location for the entire development. Documentation must also be submitted as needed identifying maintenance and ownership of any proposed drainage elements. In addition, easements must be provided as needed.

Water: 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 55 psi. Pressure pumps for fire protection may be needed for multi-story buildings. Proposed Lot 1A appears to be served by a well.
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 and the Rapid Valley Sanitary District master plan. 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. In addition, easements must be secured as needed.

**Sewer:** The proposed plat as currently configured creates a non-conforming sewer service for Lot 1A. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing a conforming sanitary sewer service for the proposed lot. In addition, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval demonstrating that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, easements must be secured 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 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.