GENERAL INFORMATION:

APPLICANT: Boomshockalocka, LLC

AGENT: Mike Stetson - KTM Design Solutions, Inc.

PROPERTY OWNER: Boomshockalocka LLC

REQUEST: No. 18PL093 - Preliminary Subdivision

EXISTING LEGAL DESCRIPTION: The NW1/4 of the SW1/4 less the north 925 feet and less Lot H1; the north 926.1 feet of the SW1/4 of the SW1/4 of Section 21, T2N, R8E, located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION: Proposed Lots 1 thru 7 of Block 1 and Lots 1 thru 6 of Block 2 of Dyess Subdivision

PARCEL ACREAGE: Approximately 39.68 acres

LOCATION: East of Dyess Avenue, north of Seger Drive

EXISTING ZONING: Light Industrial District - General Agricultural District

FUTURE LAND USE DESIGNATION: Light Industrial

SURROUNDING ZONING: North: Light Industrial District
South: General Agricultural District
East: Light Industrial District - General Agricultural District
West: General Agricultural District (Pennington County)

PUBLIC UTILITIES: City sewer and water

DATE OF APPLICATION: September 28, 2018

REVIEWED BY: Vicki L. Fisher / Roger Olsen

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision be approved with the following stipulations:
1. Prior to submittal of a Development Engineering Plan, the construction drawings shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted.
2. Upon submittal of a Development Engineering Plan application, construction plans for Dyess Avenue shall be submitted for review and approval showing the dedication of 50-feet of right-of-way located east of the center line of the section line highway and the construction of a minimum 36-foot wide paved surface, curb, gutter, and street light conduit or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Dyess Avenue or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;

3. Upon submittal of a Development Engineering Plan application, construction plans for Boom Boulevard shall be submitted for review showing the street located within a minimum 60-foot wide right-of-way with 10 additional feet the first 200-feet as it extends east from Dyess Avenue and constructed with a minimum 26-foot wide paved surface, curb, gutter, street light conduit, water and sewer or an Exception shall be obtained. In addition, the construction plans shall show the construction of a sidewalk along Boom Boulevard or a Variance from the City Council shall be obtained. If an Exception and/or Variance is obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;

4. 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 and the Rapid City Municipal Code. The water plan and analysis shall demonstrate that water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be secured as needed;

5. Upon submittal of a Development Engineering Plan application, sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In particular, the design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, a master sanitary sewer plan shall be submitted for review and approval demonstrating the ability to gravity sewer the eastern portion of the property to either the Elk Vale Lift Station or an existing sewer main. Utility easements shall also be secured as needed;

6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;

7. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;

8. Upon submittal of a Development Engineering Plan application, a drainage plan in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval. The drainage plan shall demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality. In
addition, drainage easements shall be secured as needed;

9. 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. 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. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer;

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

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

12. Upon submittal of a Final Plat application, the plat document shall identify and label the WBI gas pipeline easement that extends through the property;

13. 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,

14. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plat to create 13 industrial lots. The lots range in size from 0.83-acres to 20.14-acres and are a part of the Dyess Subdivision. The applicant has also submitted a Phasing Plan identifying that the property will be developed in four phases as follows:

Phase One-Lot 1, Block 1
Phase Two-Lots 2 and 3, Block 1 and Lot 2, Block 2
Phase Three-Lots 4 through 7, Block 1 and Lots 3 through 6, Block 2
Phase Four-Lot 1, Block 2

The property is located east of Dyess Avenue, north of Seger Drive. Currently a warehouse is located on proposed Lot 1, Block 1 and an accessory structure and corral are located on proposed Lot 1, Block 2. The balance of 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.

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

Zoning: The property is currently zoned Light Industrial District and General Agriculture District.
In particular, the southern 200-feet is zoned General Agriculture District with the balance of the property zoned Light Industrial District. The Future Land Use Plan for the property identifies the appropriate use as light industrial. The applicant should be aware that future development of the property must be in compliance with the underlying zoning.

**Dyess Avenue:** Dyess Avenue is located along the west lot line of the property and is classified as a minor arterial street requiring that it 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. Currently, Dyess Avenue is located within a 66-foot wide section line highway and constructed with 22-foot wide paved surface with ditches for drainage and a 15-inch sewer main. A 16-inch water main is located parallel to Dyess Avenue on the subject property. Upon submittal of a Development Engineering Plan, construction plans showing the dedication of half the right-of-way for Dyess Avenue, specifically 50-foot of right-of-way starting at the center line of the section line highway, must be submitted for review and approval. With the dedication of the right-of-way, the existing water main will be located in Dyess Avenue as required. In addition, the plans must show the construction of a minimum 36-foot wide paved surface, curb, gutter, sidewalk and street light conduit or a Variance must be obtained from the City Council to waive the requirement to construct a sidewalk and an Exception must be obtained for the balance of the improvement. If an Exception and/or Variance is obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

**Boom Boulevard:** The site plan shows the proposed construction of Boom Boulevard extending east from Dyess Avenue to serve as access to 12 of the proposed lots. Boom Boulevard is classified as an industrial street requiring that it be located in a minimum 60-foot wide right-of-way with an additional 10-feet of right-of-way the first 200-feet extending from Dyess Avenue and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans must be submitted as identified or a Variance must be obtained from the City Council to waive the requirement to construct a sidewalk and an Exception must be obtained for the balance of the improvement. If an Exception and/or Variance is obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

**Drainage:** The property is located within the Box Elder Drainage Basin, Sub-basin M505. 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 and in compliance with the Box Elder Drainage Basin Plan must be submitted for review and approval for the proposed subdivision improvements. Any changes proposed that do not follow the basin plan will require a drainage basin plan amendment. On-site and/or off-site drainage improvements as needed for the proposed development must be provided. In addition, the drainage plan must address the phasing for the project with drainage improvements being provided for each phase while considering the overall drainage plan for the development. Drainage easements must also be provided as needed.

**Floodplain/Wetlands:** A portion of the property is located within the 100 year Federally designated 100 year floodplain. As such, prior to any construction on the property, a
Floodplain Development Permit must be obtained. The applicant must also confirm if any wetlands will be impacted by the project. If so, permitting through the Army Corp of Engineers is needed and wetland mitigation may be required.

**Water:** The proposed lots are located in the Low Level Water Zone. As previously noted, a 16-inch water main is located along Dyess Avenue. Available fire flow in the 16-inch water main at 50% reservoir is approximately 3355 gpm @ approximately 35 psi residual. This flow provides for a velocity less than 12 fps in the 16-inch water main and satisfies minimum pressure requirements in the area. Water main looping must be provided as per the Infrastructure Development Criteria Manual requirements. In addition, looping requirements must be met at each phase of 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. In addition, easements must be secured as needed.

**Sewer:** A 15-inch sanitary sewer main is located in Dyess Avenue which will provide gravity sewer to the western portion of the property. The boundaries of the gravity sewer service area must be confirmed to ensure that all of Phase One and Two can be served with gravity sewer. Public sewer will need to be provided to serve the balance of the lots, even if it requires the extension of sewer mains outside of the proposed plat boundary. Since this site slopes to the east, the sanitary sewer will slope/drain to the east. There is a large diameter sewer main master planned in this area to drain to the east with a potential connection to the sewer main located in Dyess Avenue. Boom Boulevard is a logical location for that large diameter sewer main to be located. The applicant must provide a master sanitary sewer plan demonstrating the ability to gravity sewer to either the Elk Vale Lift Station or an existing sewer main.

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 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.

**City Water Meter Facility:** The City has a water meter facility located at 3010 Dyess Avenue. The City may want to consider having the existing approach to the facility relocated to proposed Boom Boulevard to avoid having two approaches located too close to each other. The City will work with the developer as the project moves forward.

**Summary:** The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.