

STAFF REPORT
May 26, 2016

No. 16PL038 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Travis Swift - Volt Properties, LLC
PROPERTY OWNER	Volt Properties LLC
REQUEST	No. 16PL038 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot G of Lot 2 of the SE1/4 of the SW1/4, located in the SE1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2 of Volt Subdivision
PARCEL ACREAGE	Approximately 4.46 acres
LOCATION	1714 Creek Drive
EXISTING ZONING	Light Industrial District - Flood Hazard District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Light Industrial District - Flood Hazard District
South:	Light Industrial District
East:	Light Industrial District - Flood Hazard District
West:	Light Industrial District -General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	April 20, 2016
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

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

1. 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 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

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- Creek Drive shall be submitted for review and approval showing the dedication of 17 additional feet of right-of-way and the street constructed with a minimum pavement width of 36 feet, curb, gutter, a second water main and a sewer main north of the intersection of E. Saint Charles Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering 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 shall be submitted for review and approval if subdivision improvements are required. The drainage plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. 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, if applicable;
 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 the Final Plat application, the structure located on the proposed common lot line between Lot 1 and Lot 2 shall be removed from the property or relocated to meet the minimum setback requirements or surety posted to ensure that the structure shall be removed in a timely manner;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to read "(formerly Lot G of Lot 2 of the SE1/4 of the SW1/4 of Section 5, T1N, R8E) located in ...". In addition, an "Approval" line shall be added to the Director of Equalization Certificate;
 10. Prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements, shared access easements and utility easements as needed;
 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 a 4.46 acre lot creating two industrial lots and dedicating additional right-of-way along Creek Drive. The lots are sized 2.364 acres and 1.931 acres, respectively, and are to be known as Lots 1 and 2 of Volt Subdivision.

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The property is located approximately 320 feet north of the intersection of E. Saint Patrick Street and Creek Drive on the east side of Creek Drive. An existing 16 foot X 25 foot structure is currently located on the property within the area of the proposed common lot line between Lots 1 and 2. No other structural development exists on the property.

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 zoned Light Industrial District with the exception of the northeast corner of the property which is zoned Flood Hazard District. The applicant has submitted a site plan showing a proposed 6,048 square foot industrial building to be constructed on proposed Lot 1 within the area zoned Light Industrial District. The site plan also identifies two proposed approach locations to Lot 1. A building permit must be obtained prior to the start of construction. Even though not a platting issue, the Engineering Division has indicated that upon submittal of a building permit application, the site plan must be revised to show one approach to each lot. They also noted that a shared approach between Lots 1 and 2 is preferred. The applicant should be aware that approval of the Preliminary Subdivision Plan does not indicate approval of the site plan. The applicant should also be aware that no structural development is allowed in the Flood Hazard District without the review and approval of a Conditional Use Permit. In addition, a Flood Plain Development Permit is required prior to any construction within the 100 year federally designated floodplain located on the property.

As previously noted, an existing 16 foot X 25 foot structure is currently located on the property within the area of the proposed common lot line between Lots 1 and 2. Prior to submittal of the Final Plat application, the structure must be removed from the property or relocated to meet the minimum setback requirements or surety posted to ensure that the structure will be removed in a timely manner. The applicant should be aware that removing and/or moving the building requires a permit from the Building Inspection Division.

Creek Drive: Creek Drive is located along the west lot line of the property and serves as access to the two proposed lots. Creek Drive is classified as a minor arterial street on the City's Major Street Plan 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 mains. Currently, Creek Drive is located in a 66 foot wide right-of-way and constructed with a 20 foot wide paved surface, street light conduit, water and a sewer main up to the intersection of E. Saint Charles Street. A Variance was previously granted to waive the requirement to provide sidewalk. The proposed plat identifies the dedication of 17 additional feet of right-of-way from this property. Upon submittal of a Development Engineering Plan application, construction plans for Creek Drive

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must be submitted for review and approval showing the dedication of the 17 additional feet of right-of-way and showing the street constructed with a minimum pavement width of 36 feet, curb, gutter, a second water main and a sewer main north of the intersection of E. Saint Charles Street or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering application.

Drainage: The property is located in the South Highway 79 Drainage Basin. Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual must be submitted for review and approval if subdivision improvements are required. The drainage plan and report must address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code. In addition, easements must be provided as needed.

Water: A City water main currently exists in Creek Drive adjacent to the proposed plat. 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 exists in Creek Drive up to the intersection with E. Saint Charles Street. 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.

Upon the submittal of a Development Engineering Plan application, the construction plans must show the extension of a sewer main north of the intersection of E. Saint Charles Street. Please note that Public Works staff would like to visit with the property owner and the applicant regarding the possibility to construct the sewer main to the furthest northern limits as possible based on topography and existing sewer depth which limits the length the sewer main can be extended. The City will participate in the cost to construct the sewer beyond the plat limits. This is not a requirement to plat the property as proposed but rather an opportunity to initiate the discussions of improving sewer service beyond the limits of this plat.

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

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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.