**GENERAL INFORMATION:**

- **APPLICANT**
  Dave Edquist - Holiday Stationstores, Inc.

- **AGENT**
  Jerry Foster - FMG, Inc.

- **PROPERTY OWNER**
  Holiday Stationstores, Inc. and South Dakota Department of Transportation

**REQUEST**

**No. 16PL050 - Preliminary Subdivision Plan**

**EXISTING**

- **LEGAL DESCRIPTION**
  Lots 1 thru 6 of Wood Subdivision and Lot C of NE1/4 of the NW1/4 in Johnson School Subdivision, and Lot X of Lot B of the NE1/4 of the NW1/4 in Johnson School Subdivision and the east 88 feet of Lot D of the NE1/4 of the NW1/4 less Lot H1, all located in the NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

**PROPOSED**

- **LEGAL DESCRIPTION**
  Lot 1 of Holiday Subdivision

- **PARCEL ACREAGE**
  Approximately 2.27 acres

- **LOCATION**
  Northwest corner of Elk Vale Road and East S. D. Highway 44

- **EXISTING ZONING**
  Low Density Residential District - General Commercial Development

- **FUTURE LAND USE DESIGNATION**
  Mixed Use Commercial

- **SURROUNDING ZONING**
  
  - North: No Code
  - South: General Commercial District - Public District
  - East: Light Industrial District (Planned Development)
  - West: General Commercial District - Public District

- **PUBLIC UTILITIES**
  Rapid Valley Sanitary District

- **DATE OF APPLICATION**
  May 13, 2016

- **REVIEWED BY**
  Vicki L. Fisher / Ted Johnson

**RECOMMENDATION:**

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

1. Prior to submittal of a Development Engineering Plan application, the construction drawings shall be revised to address redlined comments or an Exception shall be obtained to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment. A copy of the approved Exception shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the Development Engineering Plan application;

2. 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;

3. Prior to submittal of a Development Engineering Plan application, the construction plans shall be revised to address redline comments from Rapid Valley Sanitary District. In addition, utility easements shall be created and/or retained until the proposed water and sewer relocation is competed and located within new utility easements;

4. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road shall be submitted for review and approval showing the construction of 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 Exception shall be submitted with the Development Engineering application;

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 shall be submitted for review and approval. 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;

8. Upon submittal of a Development Engineering Plan application, letters from all of the affected utility companies shall be submitted indicating concurrence with the vacation of utility easement(s) as shown on the plat document;

9. 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;

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

11. Prior to submittal of a Final Plat application, School Drive shall be vacated as proposed
and the plat document shall be revised to show the recording information;

13. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the building setback requirement note from the document;

14. 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,

15. 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 2.27 acre commercial lot by combining 7 lots and incorporating School Drive right-of-way into the lot. The vacation of School Drive right-of-way will be considered in a separate application (File #16VR006). The proposed lot is to be known as Lot 1 of Holiday Subdivision.

The property is located in the northwest corner of S.D. Highway 44 and Elk Vale Road right-of-way. Currently, a commercial building is located in the southeast corner of the property. 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 properties located north of School Drive are currently zoned Low Density Residential District. The property located south of School Drive is currently zoned General Commercial District. The applicant has indicated that a convenience store with a car wash will be constructed on the property in the future. The applicant should be aware that the properties currently zoned Low Density Residential District must be rezoned to General Commercial District to allow the convenience store. In addition, a car wash is a Conditional Use in the General Commercial District. The Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial which supports rezoning the property to General Commercial District.

S.D. Highway 44: S.D. Highway 44 is located along the south 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 in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot side paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. S.D. Highway 44 is currently constructed to principal arterial street standards.

Elk Vale Road: Elk Vale Road is located along the east lot line and is classified as a principal arterial street on the City’s Major Street Plan requiring that it be located in a minimum 100
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foot wide right-of-way and constructed with a minimum 36 foot side paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Currently, Elk Vale Road is located in a minimum 170 foot wide right-of-way and constructed with an approximate 80 foot wide paved surface. Upon submittal of a Development Engineering Plan application, construction plans for Elk Vale Road must be submitted for review and approval showing the construction of curb, gutter, sidewalk, street light conduit, water and sewer or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

School Drive: Currently, School Drive extends through the property. The applicant has submitted a separate Vacation of Right-of-way application to vacate School Drive. The vacated right-of-way will be incorporated into the adjacent properties creating the 2.27 acre commercial lot. Prior to submittal of a Final Plat application, School Drive must be vacated as proposed and the plat document must be revised to show the recording information.

Drainage: The property is located in the Unnamed Tributary 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. 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: The property is located in the Rapid Valley Sanitary District service area. Water currently extends along School Drive. A portion of the water main will remain within this area but the balance will be reconstructed within the S.D. Highway 44 right-of-way to serve the proposed 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: As previously noted, the property is located in the Rapid Valley Sanitary District service area. Sewer currently extends along School Drive but will be reconstructed to extend along S. D. Highway 44 to serve the proposed development. 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.

Rapid Valley Sanitary District: The preliminary subdivision plans have been reviewed and redlined by Rapid Valley Sanitary District staff. Prior to submittal of a Development Engineering Plan application, the subdivision plans must be revised to address the redline comments. In addition, utility easements must be created and/or retained until the proposed water and sewer relocation is competed and located within new utility easements;

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.