No. 16PL085 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT: Dakota Heartland, Inc.
AGENT: KTM Design Solutions, Inc.
PROPERTY OWNER: Dakota Heartland Inc.
REQUEST: No. 16PL085 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION:
That portion of the W1/2 of the SW1/4 of the NW1/4, less Big Sky Business Park less Lot H2 and Less right-of-way; of the S1/2 of Government Lot 3, less Big Sky Subdivision less Big Sky Business Park and less right-of-way; the S1/2 of Government Lot 4 less Big Sky Business Park, less Lot H1, H2 and less right-of-way; all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED LEGAL DESCRIPTION:
Proposed Lots 3A-3B of Block 1, Lots 1A-1B of Block 4, Lot 1 of Block 6 of Big Sky Business Park

PARCEL ACREAGE: Approximately 11.8 acres

LOCATION:
East of Timmons Boulevard and north and west of Bernice Street

EXISTING ZONING:
General Commercial District (Planned Development Designation)

FUTURE LAND USE DESIGNATION:
Urban Neighborhood

SURROUNDING ZONING:
North: General Commercial (Planned Development) - General Commercial District (Planned Development)
South: Public District - General Commercial District (Planned Development)
East: General Commercial District (Planned Development Designation) - Office Commercial District (Planned Development)
West: General Commercial District (Planned Development Designation)

PUBLIC UTILITIES:
City sewer and water
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ITEM 3

DATE OF APPLICATION    August 25, 2016

REVIEWED BY            Vicki L. Fisher / Dan Kools

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. 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. The drainage analysis and proposed improvements shall be in compliance with the approved Racetrack Draw Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements shall also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall be provided as needed;

6. Upon submittal of a Development Engineering Plan application, a grading plan and 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;

7. 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, street light conduit and dual water mains or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the
ITEM 3

Development Engineering Plan application. The construction plans shall also show a sidewalk along Elk Vale Road or a Variance shall be obtained from the City Council;

8. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

9. Upon submittal of a Development Engineering Plan application, construction plans for Timmons Boulevard located south of Homestead Street shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with a minimum 96 foot diameter paved cul-de-sac bulb or an Exception shall be obtained. If an Exception is obtained a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

10. Upon submittal of a Development Engineering Plan application, construction plans for Timmons Boulevard located north of Homestead Street shall be submitted for review and approval showing the dedication of 9 additional feet of right of way along Lots 3A and 3B of Block 1 and along Lots 1A and 1B of Block 4 or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

11. Upon submittal of a Development Engineering Plan application, a plat document shall be submitted showing all existing easements located on proposed Lot 1 of Block 6. If an access easement currently exists, then construction plan shall be submitted for review and approval showing the easement with a minimum width of 70 feet and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained or the easement shall be vacated. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

12. 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;

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

14. Upon submittal of a Final Plat application, an agreement securing maintenance and ownership of the proposed drainage elements shall be submitted for recording. In addition, the plat document shall dedicate Major Drainage Easement(s) for the drainage improvements;

15. 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,

16. 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 5 commercial lots leaving an unplatted non-transferable balance. The lots range in size from 0.85 acres to 5.57 acres and are to be known as Lots 3A and 3B of Block 1, Lots 1A and 1B of Block 4...
and Lot 1 of Block 6, Big Sky Business Park.

The 5 lots are to be platted in two phases. The first phase will include Lot 1A of Block 4 and Lot 1 of Block 6. The second phase will include Lots 3A and 3B of Block 1 and Lot 1B of Block 4. The applicant’s Master Plan identifies the unplatted balance being subdivided in the future into 17 commercial lots and extending Neel Street and Degeest Street to the north lot line of the property.

The property is located east of Timmons Boulevard and north and west of Bernice Street. The property is currently 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:

Elk Vale Road: Elk Vale Road is located along the west lot line of Lots 3A and 3B of Block 1 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 wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and dual water mains. Currently, Elk Vale Road is located in a 250 foot wide right-of-way and constructed with a 75 foot wide paved surface. In addition, a water main is located along a portion of Elk Vale Road as it abuts proposed Lot 3B. 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, street light conduit and dual water mains or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application. The construction plans must also show a sidewalk along Elk Vale Road or a Variance must be obtained from the City Council.

Homestead Street: The site plan identifies the construction of approximately 135 feet of Homestead Street to be located between Lot 1A of Block 4 and Lot 1 of Block 6. Homestead Street is classified as a collector street on the City’s Major Street Plan requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide pavement to allow parking on both sides of the street, curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street 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 Exception must be submitted with the Development Engineering Plan application.

Timmons Boulevard: Based on the current zoning of property located along Timmons Boulevard, the street is classified as a commercial street. As such, the street must be
located in a minimum 70 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. That portion of Timmons Boulevard located north of Homestead Street has been constructed as a commercial street within an existing 52 foot wide right-of-way. As such, upon submittal of a Development Engineering Plan application, construction plans for this portion of Timmons Boulevard must be submitted for review and approval showing the dedication of 9 additional feet of right-of-way along Lots 3A and 3B of Block 1 and along Lots 1A and 1B of Block 4 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. A 70 foot wide right-of-way with a 118 foot diameter right-of-way bulb has been dedicated for that portion of Timmons Boulevard located south of Homestead Street as a part of previous Final Plat to create 3 commercial lots along the west side of Homestead Street. However, to date, Timmons Boulevard has not been constructed. As such, upon submittal of a Development Engineering Plan application, construction plans for this section of Timmons Boulevard must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with a minimum 96 foot diameter paved cul-de-sac bulb 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.

Easement(s) on Lot 1 of Block 6: Upon submittal of a Development Engineering Plan application, a plat document must be submitted showing all existing easements located on proposed Lot 1 of Block 6. If an access easement currently exists, then construction plans must be submitted for review and approval showing the easement with a minimum width of 70 feet and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, water and sewer or an Exception must be obtained or the easement must be vacated. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Drainage: The property is located in the Racetrack Draw Drainage Basin Plan. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer must be submitted for review and approval. The drainage analysis and proposed improvements must be in compliance with the approved Racetrack Draw Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements must also include consideration of current and future stormwater quality requirements and improvements. In addition, easements must be provided as needed.

Water: City water currently exists along Timmons Boulevard and a portion of Elk Vale Road. 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: City sewer currently exists along Timmons Boulevard and Elk Vale Road. 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.

**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.