GENERAL INFORMATION:

APPLICANT: W L Plastics Corporation
AGENT: KTM Design Solutions, Inc.
PROPERTY OWNER: W L Plastics Corporation
REQUEST: No. 16PL087 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: The west 446.65 feet of the SE1/4 of the NW1/4, the SW1/4 of the NW1/4 less the south 423 feet of Section 21, T2N, R8E, located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Proposed Lot 1 of Block 1 of Windy Locations Subdivision

PARCEL ACREAGE: Approximately 40.7 acres
LOCATION: North of the Dyess Avenue and Seger Drive Intersection
EXISTING ZONING: Light Industrial District
FUTURE LAND USE DESIGNATION: Light Industrial

SURROUNDING ZONING: General Commercial District - Limited Agricultural District (Pennington County)
North:
South:
Light Industrial District - General Agricultural District
East:
General Agricultural District
West:
Low Density Residential District - Low Density Residential District (Planned Development) - General Agricultural District (Pennington County)

PUBLIC UTILITIES: City water and private on-site wastewater
DATE OF APPLICATION: August 25, 2016
REVIEWED BY: Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:
Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:
1. Prior to approval of the Development Engineering Plan application, engineering reports
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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 Dyess Avenue shall be submitted for review and approval showing the street constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, the extension of a sewer main to the north lot line and a dual water main or an Exception shall be obtained. The plat document shall also show the dedication of 50 feet of right-of-way for Dyess Avenue as it abuts the property or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering application;

4. 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 for all subdivision improvements. The drainage plan and report shall analyze the existing drainage improvements, confirm street drainage meets the Infrastructure Design Criteria Manual criteria, confirm proposed storm sewer sizing and address storm water quality treatment for the proposed development. In addition, easements shall be provided as needed;

5. Upon submittal of a Development Engineering Plan application, the applicant shall demonstrate that landscaping, parking, signage, etc. for the existing development located on proposed Lot 1 are in compliance with the Rapid City Municipal Code;

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. 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,

9. 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 improvements 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 an 18.7 acre industrial lot leaving an unplatted balance. The lot is to be known as Lot 1, Block 1, Windy Locations Subdivision.

The property is located approximately 3,000 feet north of the intersection of Dyess Avenue and Seger Drive, on the east side of Dyess Avenue. Currently, an industrial development known as W. L. Plastics is located on the property. The unplatted balance 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:

Zoning: The property is currently zoned Light Industrial District. In addition, the City’s Future Land Use Plan identifies the appropriate use of the property as light industrial. The proposed lot and the existing use are in compliance with the Light Industrial District and the City’s Future Land Use Plan.

As previously noted, W. L. Plastics is currently located on the property. Since the plat reduces the size of the property for the development, the applicant must demonstrate that landscaping, parking, signage, etc. for the existing development located on proposed Lot 1 are in compliance with the Rapid City Municipal Code upon submittal of a Development Engineering Plan application.

Master Plan: The applicant has submitted a Master Plan for the unplatted balance. In particular, the Master Plan identifies a collector street being constructed along the south lot line in compliance with the City’s Major Street Plan. Future platting of the unplatted balance will require that the street be constructed in compliance with the Infrastructure Design Criteria Manual.

Dyess Avenue: Dyess Avenue is located along the west lot line of the property and is classified as a Minor Arterial Street on the City 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, Dyess Avenue is located in a 66 foot wide right-of-way and constructed with a 22 foot wide paved surface, a sewer main located in the southern portion of the right-of-way and a water main. Upon submittal of a Development Engineering Plan application, construction plans for Dyess Avenue must be submitted for review and approval showing the street constructed with a minimum 36 foot wide paved surface, curb, gutter, street light conduit, the extension of a sewer main to the north lot line and a dual water main or an Exception must be obtained. The plat document must also show the dedication of 50 feet of right-of-way for Dyess Avenue as it abuts the property or an Exception must be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) must be submitted with the Development Engineering application. On November 5, 2012, City Council approved a sidewalk Variance for this property from City

Drainage: The City is currently working on completing the Boxelder Drainage Basin Plan that includes this area. 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 for all subdivision improvements. The drainage plan and report must analyze the existing drainage improvements, confirm street drainage meets the Infrastructure Design Criteria Manual criteria, confirm proposed storm sewer sizing and
address storm water quality treatment for the proposed development. In addition, easements must be provided as needed.

**Water:** A 20 inch water main exists along Dyess Avenue as it abuts the property. As previously noted, Dyess Avenue is a principal arterial street requiring dual water mains. As such, upon submittal of a Development Engineering Plan application, construction plans must be submitted showing the extension of a second water main 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.

**Sewer:** A 10 inch sewer main currently exists in a portion of Dyess Avenue as it abuts the property. Upon submittal of a Development Engineering Plan application, construction plans must be submitted for review and approval showing the extension of the sewer main to the north lot line 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.

Chapter 13.16.030 of the Rapid City Municipal Code states that any occupied building located within 400 feet of a public sewer must connect to the public sewer within 30 days from the time of receiving written notice from the City. As previously noted, City sewer is currently located in a portion of Dyess Avenue right-of-way adjacent to the property. As such, upon submittal of a Final Plat application, the City intends to provide written notice to the property owner requiring connection to the public sewer.

**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.