No. 16PL097 - Preliminary Subdivision Plan

ITEM 13

GENERAL INFORMATION:

APPLICANT: Rapid Center LLC
AGENT: KTM Design Solutions, Inc.
PROPERTY OWNER: Rapid Center LLC
REQUEST: No. 16PL097 - Preliminary Subdivision Plan

EXISTING LEGAL DESCRIPTION:
The unplatted portion of the Southwest Quarter of Section 28, Township 2 North, Range 8 East of the Black Hills Meridian, in the City of Rapid City, Pennington County, South Dakota, lying north of Interstate Highway I-90 Right-of-Way, Excepting therefrom Lot 3 of Starlite Subdivision, as shown on the plat filed in Plat Book 21, Page 168, and Excepting therefrom Tract A of GLM Subdivision No. 2, as shown on the plat filed in Plat Book 27, Page 100, and Excepting therefrom Lots 1, 2 and 3 of GLM Subdivision No. 2, as shown on the plat filed in Plat Book 34, Page 5, and Excepting therefrom Lot H12, as shown on the plat filed in Highway Plat Book 11, Page 9, and Excepting therefrom Lot H15, as shown on the plat filed in Highway Plat Book 11, Page 108, and Excepting therefrom any publicly dedicated rights-of-way of record, and Excepting therefrom Lots 1, 2 and 3 of Forefather Flats Subdivision in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 34, Page 134, and Excepting therefrom Lots 4, 5 and 6 of GLM Subdivision No. 2 and Dedicated Cabelas Drive Right-of-Way, as shown on the plat filed in Plat Book 36, Page 68, and Excepting therefrom Lot C, as shown on the plat filed in Document No. A201515281; and Lot 3 of Starlite Subdivision, located in Section 28, T1N, R8E, BHM, in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 21, Page 168

PROPOSED LEGAL DESCRIPTION:
Proposed Lots 1 thru 4 of East Mall Commercial Park

PARCEL ACREAGE:
Approximately 40.1 acres

LOCATION:
Southeast of the intersection of E. Mall Drive and Dyess Avenue

EXISTING ZONING:
General Commercial District (Planned Development) -
FUTURE LAND USE DESIGNATION: Mixed Use Commercial/Light Industrial

SURROUNDING ZONING:
North: General Commercial District - Light Industrial District (Planned Development)
South: Light Industrial District - Light Industrial District
East: General Commercial District (Planned Development)
West: General Commercial District - Light Industrial District

PUBLIC UTILITIES: City sewer and water

DATE OF APPLICATION: September 30, 2016

REVIEWED BY: Vicki L. Fisher / Dan Kools

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

1. Upon submittal of a Development Engineering Plan application, construction plans for Dyess Avenue shall be submitted for review and approval showing the dedication of a minimum 35 feet of right-of-way from the center of the section line highway with an additional 5 feet of right-of-way from the center of the section line the first 200 feet as it extends south from E. Mall Drive and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water to the southern plat boundary 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;

2. Upon submittal of a Development Engineering Plan application, construction plans for E. Mall Drive shall be submitted for review and approval showing a second water main 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;

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 plan and report shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual.
STAFF REPORT
October 27, 2016

No. 16PL097 - Preliminary Subdivision Plan ITEM 13

Manual and the Rapid City Municipal Code. In addition, easements shall be provided as needed;

6. 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 and a grading plan shall be submitted for review and approval if subdivision improvements are required;

7. Prior to Development Engineering Plan approval, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed, permits required 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;

8. 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;

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

10. Upon submittal of a Final Plat application, a Covenant Agreement shall be provided identifying maintenance and ownership of any proposed drainage elements. In addition, a Major Drainage Easement shall be dedicated for all drainage improvements;

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 application to subdivide two properties into four lots to be known as Lots 1 through 4 of East Mall Drive Commercial Park. The lots range in size from 7.73 acres to 14 acres.

The applicant has also submitted an Initial Planned Development application (File #16PD047) to identify and secure approved access points to the proposed lots.

The property is located in the southeast corner of the Dyess Avenue and E. Mall Drive intersection. Currently, 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 western portion of the property is zoned Light Industrial District with a Planned Development designation. The balance of the property is zoned General Commercial District with a Planned Development Designation. The Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial and Light Industrial District, respectively. As previously noted, the applicant has submitted an Initial Planned Development application to identify and secure access to the proposed lots. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a building permit.

E. Mall Drive: E. Mall Drive is located along the north lot line of the property and is classified as a principal arterial street on the City’s Major Street Plan. A principal arterial street must be located within 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. E. Mall Drive is currently constructed as a principal arterial street with the exception of a second water main. As such, upon submittal of a Development Engineering Plan application, construction plans for E. Mall Drive must be submitted for review and approval showing the construction 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.

Dyess Avenue: Dyess Avenue is located along the west lot line of the property, within a section line highway. Dyess Avenue is classified as a commercial street requiring that it 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, sewer and water. Dyess Avenue intersects with E. Mall Drive, a principal arterial street. As such, an additional 10 feet of right-of-way, for a total of 80 feet must be provided along Dyess Avenue. Half of this right-of-way, or 35 feet and 5 additional feet the first 200 feet, respectively, must be dedicated as a part of this plat.

Upon submittal of a Development Engineering Plan application, construction plans for Dyess Avenue must be submitted for review and approval showing the dedication of a minimum 35 feet of right-of-way from the center of the section line highway with an additional 5 feet of right-of-way from the center of the section line the first 200 feet as it extends south from E. Mall Drive and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water to the southern plat boundary 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.

Drainage: 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 Low Level Water Zone which serves elevations of 3,100 feet to 3,300 feet. Static pressures in this development are approximately 120 psi. The applicant should be aware that pressure relief valves must be provided on all water services
A water main currently exists along E. Mall Drive and the northern 400 feet of Dyess Avenue. 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:** A sewer main currently exists along E. Mall Drive. 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 for this phase of the development and for future development up stream.

**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.

**Traffic Impact Study:** The applicant should be aware that upon submittal of a Final Planned Development application, a Traffic Impact Study must be submitted identifying the future uses(s) of the property and addressing associated traffic issues.

**Summary:** The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations.