

STAFF REPORT
January 5, 2017

No. 16PL129 - Preliminary Subdivision Plan

ITEM 7

GENERAL INFORMATION:

APPLICANT	Tyler Oliver - Colby 2016 LLC
AGENT	Mark Abeln - Abeln and Associates Architects P.C.
PROPERTY OWNER	John P. Roberts Trust - Mark Roberts
REQUEST	No. 16PL129 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of John Roberts Subdivision, located in the NW1/4 of the NE1/4 of Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2A and 2B of John Roberts Subdivision
PARCEL ACREAGE	Approximately 3.06 acres
LOCATION	Southwest corner of E. St. Patrick Street and Cherry Avenue
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	Medium Density District
South:	Medium Density District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	November 30, 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, redlined comments on the construction drawings and the master plan shall be addressed pursuant to the Infrastructure Design Criteria Manual and the Standard Specifications or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, the redline

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- comments shall be returned;
2. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of 17 additional feet of right-of-way for E. St. Patrick Street or an Exception shall be obtained. In addition, construction plans shall be submitted showing a second water main along E. St. Patrick Street or an Exception shall be obtained. If Exceptions are obtained, a copy of the approve document shall be returned with the Development Engineering Plan application;
 3. Upon submittal of a Development Engineering Plan application, the plat document shall be revised to show the dedication of 5 additional feet of right-of-way along E. St. Francis 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 Plan application;
 4. Upon submittal of a Development Engineering Plan application, construction plans for Cherry Avenue shall be submitted for review and approval showing the dedication of 11.5 additional feet of right-of-way with 5 additional feet the first 200 feet as it extends south from the intersection with E. St. Patrick Street and constructed with 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;
 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. 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;
 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. Upon submittal of a Final Plat application, all necessary easements shall be dedicated including drainage easements, shared access easements and utility easements;
 12. Upon submittal of a Final Plat application, surety for any required subdivision

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- improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
13. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create two commercial lots. The lots will be 1.277 acres and 1.739 acres in size, respectively, and are to be known as Lot 2A and 2B of John Roberts Subdivision.

The property is located in the southwest corner of E. St. Patrick Street and Cherry Avenue. A commercial structure is located on proposed Lot 2A. Proposed Lot 2B 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 property is currently zoned General Commercial District. The applicant has submitted a site plan showing the future construction of a General Dollar Store on proposed Lot 2B. However, the dedication of the additional street right-of-way as noted above will significantly alter the site plan. Please note that approval of the Preliminary Subdivision Plan does not indicate approval of the site plan for the commercial development.

E. St. Patrick Street: E. St. Patrick Street is located along the north lot line of the property which is currently known as Lot 2 of John Roberts Subdivision. The street 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. E. St. Patrick Street is currently constructed to principal arterial street standards with the exception of right-of-way and a second water main. As a part of approval of this plat, 17 additional feet of right-of-way must be dedicated along E. St. Patrick Street. Please note that when Lot 2 was originally platted, the property owner entered into an agreement with the City to dedicate 17 additional feet of right-of-way for E. St. Patrick Street when the property is further subdivided, developed or redeveloped. As such, the right-of-way must be dedicated as a part of this plat.

Upon submittal of a Development Engineering Plan application, the plat document must be revised to show the dedication of 17 additional feet of right-of-way for E. St. Patrick Street or an Exception must be obtained. In addition, construction plans must be submitted to provide a second water main along E. St. Patrick Street or an Exception shall be obtained. If Exceptions are obtained, a copy of the approve document must be returned with the

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Development Engineering Plan application.

Cherry Avenue: Cherry Avenue is located along the east lot line of the property and is classified as a commercial street requiring that it be located in a minimum 70 foot wide right-of-way. In addition, since the street intersects with an arterial street, E. St. Patrick Street, an additional 10 feet of right-of-way is required the first 200 feet from the E. St. Patrick Street intersection. A commercial street must also be constructed with a minimum 26 foot wide paved surface, curb, gutter, street light, water and sewer. Currently, Cherry Avenue is located in a 47 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, street light conduit, sidewalk along a portion of the street and water to the intersection with E. St. Francis. Upon submittal of a Development Engineering Plan application, construction plans for Cherry Avenue must be submitted for review and approval showing the dedication of 11.5 additional feet of right-of-way with 5 additional feet the first 200 feet as it extends south from the intersection with E. St. Patrick Street and constructed with water 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. Please note that the sidewalk must be constructed as a part of any future building permit for the property.

E. Saint Francis Street: E. Saint Francis Street is located along the south lot line of the property and 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, water and sewer. E. Saint Francis Street is currently located in 60 foot wide right-of-way and constructed to meet the minimum design standards of a commercial street. Upon submittal of a Development Engineering Plan application, the plat document must be revised to show the dedication of 5 additional feet of right-of-way along E. St. Francis Street 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: The property is located within the Meade Hawthorne 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 low Level Water Zone which serves elevations of 3100 feet to 3300 feet. Static pressures in this development are approximately 100 psi. Please note that pressure reducing valves will be required on all water services within the 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: Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria

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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.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.