

STAFF REPORT

April 6, 2017

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**No. 17PL022 - Preliminary Subdivision Plan**

**ITEM 2**

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GENERAL INFORMATION:

APPLICANT	Boomshockalocka, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Boomshockalocka, LLC
REQUEST	<b>No. 17PL022 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	The NW1/4 of the SW1/4 less the north 925 feet and less Lot H1; the north 926 .1 feet of the SW1/4 of the SW1/4, located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 1 thru 12 of Block 1 of Dyess Subdivision
PARCEL ACREAGE	Approximately 39.7 acres
LOCATION	North of Seger Drive and Dyess Avenue intersection
EXISTING ZONING	Light Industrial District - General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agricultural District
East:	General Agricultural District
West:	General Agricultural District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 10, 2017
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

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 50 feet of right-of-way located east of the center line of the section line highway and the construction of a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit and a second water main or an Exception shall be obtained. If an Exception is

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- 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 Industrial Road shall be submitted for review showing the street located within a minimum 60 foot wide right-of-way with 10 additional feet the first 200 feet as it extends east from Dyess Avenue 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. 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 as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code and in compliance with the Box Elder Drainage Basin Plan shall be submitted for review and approval for the proposed subdivision improvements. Any changes proposed that do not follow the basin plan will require a drainage basin plan amendment. On-site and/or off-site drainage improvements as needed for the proposed development shall be provided. In addition, the drainage plan shall address the phasing for the project with drainage improvements being provided for each phase while considering the overall drainage plan for the development. Drainage easements shall also be provided as needed;
  6. Upon submittal of a Development Engineering Plan application, a geotechnical report including an analysis of soil corrosivity and pavement design for all proposed subdivision improvements shall be submitted for review and approval;
  7. Upon submittal of a Development Engineering Plan application, a master plan for the unplatted balance shall be submitted for review and approval;
  8. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. 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;
  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, an alternate street name for Industrial Road shall be submitted to the Emergency Services Communication Center for review and

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- approval. In addition, the plat document shall show the approved street name;
12. Prior to submittal of a Final Plat application, the plat document shall show the dedication of all existing and proposed utility and/or drainage easements. In addition, the plat document shall show a non-access easement along Dyess Avenue;
  13. 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,
  14. 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 12 lots, leaving an unplatted non-transferable balance. The lots are to be known as Lots 1 through 12, Block 1 of Dyess Subdivision and range in lot size from 1.43 acres to 5.01 acres. The Master Plan shows the property being platted in two phases with Phase One including Lots 1, 2, 3, 6, 7 and 8 and Phase Two including Lots 4, 5, 9, 10, 11 and 12.

The property is located approximately 600 feet north of the intersection of Dyess Avenue and Seger Drive on the east side of Dyess Avenue. A 10,000 square foot industrial building is currently being constructed on proposed Lot 1. 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 property is currently zoned Light Industrial District and General Agriculture District. In particular, the proposed unplatted balance is zoned General Agriculture District with the balance of the property zoned Light Industrial District. The Future Land Use Plan for the property identifies the appropriate use as light industrial. The applicant should be aware that future development of the property must be in compliance with the underlying zoning.

Dyess Avenue: Dyess Avenue is located along the west lot line of the property and is classified as a minor arterial street 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. Currently, Dyess Avenue is located within a 66 foot wide section line highway and constructed with 22 foot wide paved surface with ditches for drainage and a 15 inch sewer main. A 16 inch water main is located parallel to Dyess Avenue on the subject property. Upon submittal of a Development Engineering Plan, construction plans showing the dedication of half the right-of-way for Dyess Avenue, specifically 50 foot of right-of-way starting at the center line of the section line highway, must be submitted for review and approval. With the dedication of the right-of-way, the existing

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water main will be located in Dyess Avenue as required. In addition, the plans must show the construction of a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit and a second water main or an Exception must be obtained. If an Exception is obtained, a copy of the approved must be submitted with the Development Engineering Plan application.

Industrial Road: The site plan shows the proposed construction of Industrial Road extending east from Dyess Avenue to serve as access to the proposed lots. Industrial Road is classified as an industrial street requiring that it be located in a minimum 60 foot wide right-of-way with an additional 10 feet of right-of-way the first 200 feet extending from Dyess Avenue and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Upon submittal of a Development Engineering Plan application, construction plans must be submitted 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.

Access: The applicant's site plan shows future approaches to proposed Lot 6 from Dyess Avenue and Industrial Road, respectively. However, Dyess Avenue is a minor arterial street with anticipated larger volumes of traffic than Industrial Road. As such, upon submittal of a Final Plat application, a non-access easement must be dedicated along Dyess Avenue to ensure that future builders are aware that access must be taken from Industrial Road.

Street Name: The Emergency Services Communication Center has indicated that a street within Rapid City is already named Industrial Avenue. As such, prior to submittal of a Final Plat application, an alternate street name must be submitted for review and approval by the Emergency Services Communication Center. In addition, the approved street name must be shown on the Final Plat.

Drainage: The property is located within the Box Elder Drainage Basin, Sub-basin M505. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code and in compliance with the Box Elder Drainage Basin Plan must be submitted for review and approval for the proposed subdivision improvements. Any changes proposed that do not follow the basin plan will require a drainage basin plan amendment. On-site and/or off-site drainage improvements as needed for the proposed development must be provided. In addition, the drainage plan must address the phasing for the project with drainage improvements being provided for each phase while considering the overall drainage plan for the development. Drainage easements must also be provided as needed.

Floodplain/Wetlands: A portion of the property is located within the 100 year Federally designated 100 year floodplain. As such, prior to any construction on the property, a Floodplain Development Permit must be obtained. The applicant must also confirm if any wetlands will be impacted by the project. If so, permitting through the Army Corp of Engineers is needed and wetland mitigation may be required.

Water: The proposed lots are located in the Low Level Water Zone. As previously noted, a 16 inch water main is located along Dyess Avenue. Available fire flow in the 16 inch water

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main at 50% reservoir is approximately 3355 gpm @ approximately 35 psi residual. This flow provides for a velocity less than 12 fps in the 16 inch water main and satisfies minimum pressure requirements in the area. Water main looping must be provided as per the Infrastructure Development Criteria Manual requirements. In addition, looping requirements must be met at each phase of 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. In addition, easements must be secured as needed.

Sewer: A 15 inch sanitary sewer main is located in Dyess Avenue which will provide gravity sewer to the western portion of the property. The boundaries of the gravity sewer service area must be confirmed to ensure that all of Phase One can be served with gravity sewer. Public sewer will need to be provided to serve the balance of the lots, even if it requires the extension of sewer mains outside of the proposed plat boundary. No on-site wastewater systems will be permitted. Since this site slopes to the east, the sanitary sewer will slope/drain to the east. There is a large diameter sewer main master planned in this area to drain to the east with a potential connection to the sewer main located in Dyess Avenue. Industrial Road is a logical location for that large diameter sewer main to be located. The City will work with the developer on the master planning of this 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 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. In addition, easements must be secured as needed.

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.

Master Plan: Upon submittal of a Development Engineering Plan application, a master plan for the proposed unplatted balance must be submitted for review and approval. In particular,

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the master plan must show access and utilities to the unplatted balance. Please note that all of the unplatted balance is located within the 100 year Federally designated floodplain limiting future development of the site.

City Water Meter Facility: The City has a water meter facility located at 3010 Dyess Avenue. The City may want to consider having the existing approach to the facility relocated to proposed Industrial Road to avoid having two approaches located too close to each other. The City will work with the developer as the project moves forward.

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