

STAFF REPORT

April 6, 2017

No. 17PL023 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	Stoneridge, LLC
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Stoneridge LLC
REQUEST	No. 17PL023 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The unplatted balance of the NE1/4 less Lot H2R of the SE1/4 of the NE1/4 Less the NW1/4 of the NW1/14 of the NE1/4 less Lot H-1 of the N1/2 of the NE1/4 less the S1/2 of the NE1/4 lying southwest of 5th Street and less right-of-way, all located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 of Stoneridge Subdivision
PARCEL ACREAGE	Approximately 7.01 acres
LOCATION	East of the intersection of Parkview Drive and 5th Street
EXISTING ZONING	Office Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Employment Center
SURROUNDING ZONING	
North:	Low Density Residential District I
South:	General Commercial District (Planned Development Designation)
East:	Medium Density Residential District - Office Commercial District - Office Commercial District (Planned Development)
West:	Low Density Residential District - General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	March 10, 2017
REVIEWED BY	Vicki L. Fisher / Dan Kools

STAFF REPORT

April 6, 2017

No. 17PL023 - Preliminary Subdivision Plan

ITEM 3

RECOMMENDATION:

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

1. Upon submittal of a Development Engineering Plan application, the redline drawing comments shall be addressed. In addition, the redline drawing comments shall be returned with the Development Engineering Plan application;
2. Upon submittal of a Development Engineering Plan application, construction plans showing a second water main along Fifth Street shall be submitted for review and approval 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, the plat document shall show the dedication of one additional foot of right-of-way for Parkview Drive the first 200 feet as it extends north from Fifth 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, 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;
5. 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;
6. 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 shall be submitted for review and approval as necessary;
7. 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 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;
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. Prior to submittal of a Final Plat application, the subdivision name shall be changed to Stoneridge Subdivision #2;
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

STAFF REPORT

April 6, 2017

No. 17PL023 - Preliminary Subdivision Plan

ITEM 3

submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create a 1.62 acre lot, leaving an unplatted non-transferable balance. The lot is to be known as Lot 1, Stoneridge Subdivision.

The property is located in the northeast corner of the intersection of Parkview Drive and Fifth Street. 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 property is currently zoned Office Commercial District with a Planned Development Designation. The applicant should be aware that a Final Planned Development must be submitted for review and approved prior to issuance of a building permit.

Fifth Street: Fifth Street is located along the south lot line of the proposed lot and is classified as a principal 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, Fifth Street is located in a 125 foot wide right-of-way and 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 showing a second water main along Fifth Street must be submitted for review and approval 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.

Parkview Drive: Parkview Drive is located along the west lot line of the proposed plat and is classified as a collector street on the City's Major Street Plan requiring that the street be located in a 68 foot wide right-of-way with 10 additional feet the first 200 feet as the street extends north from Fifth Street. In addition, the street must be constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Parkview Drive is located in a 76 foot wide right-of-way and constructed with a 36 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Upon submittal of a Development Engineering Plan application, the plat document must show the dedication of one additional foot of right-of-way for Parkview Drive the first 200 feet as it extends north from Fifth 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. In addition, a sidewalk will be required upon issuance of a building permit for

STAFF REPORT

April 6, 2017

No. 17PL023 - Preliminary Subdivision Plan

ITEM 3

the proposed lot.

Drainage: The property is located within the South Truck Route Drainage Basin. 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 must be submitted for review and approval for the proposed subdivision improvements.

Water: The proposed lots are located in the Palo Verde Water Zone which serves elevations of 3,300 feet to 3,450 feet. Static pressures in this development are approximately 105 psi. As such, pressure reducing valves on all water services must be provided. 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. The applicant should be aware that any request for oversize reimbursement must be agreed upon and approved by the City Council.

Sewer: An 8 inch sanitary sewer main is located in Parkview Drive right-of-way and a 12 inch sanitary sewer main is located in Fifth Street right-of-way. Please note that sanitary sewer service must be taken from Parkview 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.

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.

Plat Title: The Register of Deed's Office has indicated that the subdivision name must be changed from Stoneridge Subdivision to Stoneridge Subdivision #2. As such, prior to submittal of a Final Plat application, the plat title must show the subdivision name as "Stoneridge Subdivision #2".

STAFF REPORT
April 6, 2017

No. 17PL023 - Preliminary Subdivision Plan

ITEM 3

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