

STAFF REPORT
August 24, 2017

No. 17PL082 - Preliminary Subdivision Plan

ITEM 3

GENERAL INFORMATION:

APPLICANT	James Muellenberg
AGENT	- D.C. Scott Co. Land Surveyors
PROPERTY OWNER	James Muellenberg
REQUEST	No. 17PL082 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot G of the SE1/4 of the NW14/ and the NE1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 1 and Lot 2 of Little A & M Subdivision
PARCEL ACREAGE	Approximately 3.54 acres
LOCATION	1080 Kennel Drive
EXISTING ZONING	Light Industrial District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District (Planned Development)
East:	Light Industrial District
West:	Light Industrial District (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 20, 2017
REVIEWED BY	Vicki L. Fisher / Dan Kools

RECOMMENDATION:

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

1. 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

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- 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 Centre Street shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit 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;
 3. Upon submittal of a Development Engineering Plan application, construction plans for Kennel Drive shall be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception shall be obtained. In addition, the plat document shall show the dedication of 9.25 additional feet of right-of-way or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
 4. Upon submittal of a Development Engineering Plan application, construction plans showing the extension of a public sanitary sewer main either in the centerline of Kennel Drive up to Centre Street or on proposed Lots 1 and 2, west of the 53 foot wide electric transmission easement up to Centre Street shall be submitted for review and approval. If the sewer is proposed to be extended on Lots 1 and 2, then the sewer shall be located in a minimum 20 foot wide sanitary sewer easement dedicated to the City;
 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 as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
 8. Upon submittal of a Development Engineering Plan application, a complete parking plan for the existing use(s) on proposed Lot 2 shall be provided to ensure that sufficient parking in compliance with the City's Parking Regulations is being provided;
 9. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
 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, 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

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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 to create two industrial lots sized 1.733 acres and 1.711 acres, respectively. The lots are to be known as Lot 1 and 2 of Little A & M Subdivision.

The property is located in the southeast corner of Centre Street and Kennel Drive. An 82 foot by 128 foot metal building is located on proposed Lot 2. Proposed Lot 1 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. The applicant has provided a site plan showing an existing 82 foot by 128 foot metal building located on proposed Lot 2. Proposed Lot 1 is currently void of any structural development. Upon submittal of a Development Engineering Plan application, a complete parking plan for the existing use(s) on proposed Lot 2 must be provided to ensure that sufficient parking in compliance with the City's Parking Regulations is being provided.

Centre Street: Centre Street is located along the north lot line of the property and is classified as an industrial street requiring that it be located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Centre Street is located in a 66 foot wide right-of-way and constructed with an approximate 21 foot wide paved surface and water. Upon submittal of a Development Engineering Plan application, construction plans for Centre Street must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an Exception must be obtained. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Kennel Drive: Kennel Drive is located along the west lot line of the property and is classified as an industrial street requiring that it be located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, Kennel Drive is located in a 41.5 foot wide right-of-way and constructed with an approximate 24 foot wide paved surface and water. Upon submittal of a Development Engineering Plan application, construction plans for Kennel Drive must be submitted for review and approval showing the street constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk and street light conduit or an

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Exception must be obtained. In addition, the plat document must show the dedication of 9.25 additional feet of right-of-way or an Exception must be obtained. If Exception(s) are obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

Water: A 6 inch water main is located in Centre Street and Kennel Drive, respectively. The proposed lots are located in the Low Level Water Zone which serves elevations of 3100 to 3300 feet. 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: An 8 inch sewer main currently exists south of proposed Lot 2 in the State of South Dakota owned former railroad right-of-way. Due to site topography, proposed Lot 1 will need to be served by extending a public main north from this existing main. Upon submittal of a Development Engineering Plan application, construction plans showing the extension of a public sanitary sewer main either in the centerline of Kennel Drive up to Centre Street or on proposed Lots 1 and 2, west of the 53 foot wide electric transmission easement up to Centre Street must be submitted for review and approval. If the sewer is proposed to be extended on Lots 1 and 2, then the sewer must be located in a minimum 20 foot wide sanitary sewer easement dedicated to the City.

Drainage: The property is located in the Perrine 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. The drainage report must address storm water quantity control and storm water quality treatment. In addition, easements must be provided 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 be entered into with the City for additional stormwater control improvements if needed.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that

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the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

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