

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

GENERAL INFORMATION:

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| APPLICANT | BH Capital 4, LLC |
| AGENT | KTM Design Solutions, Inc. |
| PROPERTY OWNER | BH Capital 4, LLC and Pete Hendricksen |
| REQUEST | No. 17PL097 - Preliminary Subdivision Plan |
| EXISTING LEGAL DESCRIPTION | The unplatted balance of the N1/2 of the NE1/4 less Lots H2, H3, H4 and less railroad right-of-way and the S1/2 of the NE1/4 less Menard Subdivision, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Proposed Lots A, B, C, D, E, F, G, H, J, and K of North Valley Park |
| PARCEL ACREAGE | Approximately 102.98 acres |
| LOCATION | East of North Creek Drive and south of Eglin Street |
| EXISTING ZONING | Light Industrial District and General Agricultural District |
| FUTURE LAND USE DESIGNATION | Light Industrial |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | General Agricultural District |
| East: | General Agricultural District - Heavy Industrial District |
| West: | General Commercial District (Commercial District) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | September 8, 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, the redline drawing comments shall be addressed. In addition, the redline drawing comments shall be returned with the Development Engineering Plan application;

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

2. Upon submittal of a Development Engineering Plan application, construction plans for North Creek Drive shall be submitted for review and approval showing the construction of curb, gutter, sidewalk and street light conduit along that portion of the street currently lacking the improvement 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. Prior to submittal of a Development Engineering Plan application, a Comprehensive Plan Amendment to the Major Street Plan shall be submitted for review and approval relocating the collector street designation from Camden Drive to North Valley Drive or the proposed North Valley Drive street connection to East North Street shall be eliminated;
4. Upon submittal of a Development Engineering Plan application, construction plans for North Valley Drive shall be submitted for review and approval showing the industrial street 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, water and sewer. If the Comprehensive Plan Amendment to the Major Street Plan is approved identifying North Valley Drive as a collector street, then the construction plans shall show the street located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface to provide a turn lane with 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;
5. Upon submittal of a Development Engineering Plan application, the proposed street islands proposed within the North Valley Drive right-of-way shall be removed pursuant to Chapter 2.20.1.2 of the Infrastructure Design Criteria Manual which only allows street islands on lane/place, local and collector streets;
6. Upon submittal of a Development Engineering Plan application, construction plans for the section line highway along the east lot line shall be submitted for review and approval showing the street 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, water and sewer or an Exception shall be obtained or the section line highway shall be vacated. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
7. 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 in conformance with the Infrastructure Design Criteria Manual;
8. 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;
9. 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 for the proposed subdivision improvements. The drainage plan shall address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Box Elder Drainage Basin Plan, South

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

- Basin. In addition, drainage easements shall also be provided as needed;
10. 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;
 11. 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;
 12. 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;
 13. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 14. Upon submittal of a Final Plat application, documentation shall be submitted for review and approval securing maintenance and ownership of the proposed drainage pond. In addition, a Major Drainage Easement shall be dedicated for all drainage improvements, including the proposed drainage pond;
 15. 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,
 16. 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 to create 10 lots, leaving an unplatted balance. The lots will range in size from 1.39 acres to 26.66 acres and are to be known as Lots A, B, C, D, E, F, G, H, J and K of North Valley Park.

The property is located east of North Creek Drive and south of Eglin 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 Light Industrial District with a small southern portion of proposed Lots G, H, J and K zoned General Agriculture District. The applicant should be aware that the area of the property currently zoned General Agriculture District must be

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

rezoned to Light Industrial District prior to issuance of a building permit for an industrial use within this area.

The Light Industrial District requires a minimum 20,000 square feet lot size. All of the proposed lots meet the minimum lot size requirement. However, the proposed configuration of proposed Lot F may lend itself to development challenges. The flagpole configuration may require an extensive paved access driveway to the large building envelope located on the eastern portion of the lot. The applicant is encouraged to review the layout to ensure that this won't be an issue for a future owner/developer of the property.

Site Layout: The applicant has submitted a site layout showing two future approach locations along the western lot line of proposed Lot A onto North Creek Drive. The applicant should be aware that approval of the Preliminary Subdivision Plan does not indicate approval of the approach locations. Driveway approach locations will be evaluated once detailed site plans identifying the proposed use(s) are provided and evaluated pursuant to the Infrastructure Design Criteria Manual, AASHTO and other accepted engineering standards.

North Creek Drive: North Creek Drive is located along the west lot line of the property and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface with no on-street parking and turn lanes, curb, gutter sidewalk, street light conduit, water and sewer. North Creek Drive meets the minimum design requirements for a collector street with the exception of curb, gutter sidewalk and street light conduit along the northern portion of the street and sewer. As such, upon submittal of a Development Engineering Plan application, construction plans for North Creek Drive must be submitted for review and approval showing the construction of curb, gutter, sidewalk and street light conduit along that portion of the street currently lacking the improvement and sewer 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.

North Valley Drive: The applicant's site plan identifies extending North Valley Drive east from North Creek Drive to serve as access to 9 of the proposed lots. However, Camden Drive, a dedicated right-of-way with no street improvements, is located approximately 360 feet south of this location and is identified as a collector street on the City's Major Street Plan. The distance between the two intersections along East North Street does not provide sufficient distance to preserve capacity and enhance safety along East North Street. As such, in order to allow the North Valley Drive connection to North Creek Drive, a Comprehensive Plan Amendment to the Major Street Plan is required to relocate the collector street from Camden Drive to North Valley Drive. In addition, the existing Camden Drive right-of-way must be vacated. Prior to submittal of a Development Engineering Plan application, a Comprehensive Plan Amendment to the Major Street Plan must be approved relocating the collector street designation from Camden Drive to North Valley Drive or the proposed North Valley Drive street connection to East North Street must be eliminated.

Currently North Valley Drive is classified as an industrial street. As such, upon submittal of a Development Engineering Plan application, construction plans for North Valley Drive must be submitted for review and approval showing the industrial street located in a minimum 60 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb,

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

gutter, sidewalk, street light conduit, water and sewer 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.

The applicant's site plan identifies two proposed street islands within the western portion of North Valley Drive. Section 2.20.1.2 of the Infrastructure Design Criteria Manual states that center street islands and boulevards may be acceptable, when planned on lane/place, local or collector streets for speed control, when they encourage pedestrian safety, and when they are designed to enhance the character and beauty of a development. As previously noted, North Valley Drive is classified as an industrial street. Based on the street classification restrictions pursuant to Section 2.20.13, the street islands are not currently allowed along North Valley Drive. As such, upon submittal of a Development Engineering Plan application, the proposed street islands must be removed from the proposed street design.

Section Line Highway: A section line highway is located along the east 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, water and sewer. Upon submittal of a Development Engineering Plan application, construction plans for the section line highway must be submitted for review and approval as identified or an Exception must be obtained or the section line highway must be vacated. If an Exception is obtained, a copy of the approved Exception must be submitted with the Development Engineering Plan application.

Water: The property is located in the City's Low Level Pressure Zone, serving elevations of 3100 feet to 3300 feet. Currently an 8 inch and a 16 inch water main exists along North Creek Drive. The applicant's utility plan shows the proposed extension of an 8 inch water main along North Valley Drive. Water main looping must be provided as required by Section 3.9.7.4 of the Infrastructure Design Criteria Manual. 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 conformance with the Infrastructure Design Criteria Manual. Utility easements must be provided as needed.

Sewer: The applicant's utility plan identifies the construction of a 10 inch sewer main along North Creek Drive and North Valley Drive, respectively, to serve the proposed development. 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 conformance with the Infrastructure Design Criteria Manual. Utility easements must also be provided as needed.

Drainage: The property is located within the Box Elder Drainage Basin, South Basin. Detention Cell S819 is identified to be located within the proposed plat boundary. The drainage basin plan identifies necessary improvements to the pond. This may require coordination with the

STAFF REPORT
October 5, 2017

No. 17PL097 - Preliminary Subdivision Plan

ITEM 4

Railroad since the pond is created by the railroad embankment. The means to ensure street drainage to the pond must also be addressed.

Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer must be submitted for review and approval for the proposed subdivision improvements. The drainage plan must address storm water quantity control and storm water quality treatment in conformance with the Infrastructure Design Criteria Manual and the Box Elder Drainage Basin Plan, South Basin. In addition, drainage easements must also be provided as needed. Upon submittal of a Final Plat application, documentation must also be submitted for review and approval securing maintenance and ownership of the proposed drainage pond. A Major Drainage Easement must also be dedicated for all drainage improvements, including the proposed drainage pond.

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 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.