

STAFF REPORT  
October 26, 2017

---

**No. 17PL102 - Preliminary Subdivision Plan**

**ITEM #7**

---

GENERAL INFORMATION:

APPLICANT	Franklin Simpson
AGENT	KTM Design Solutions, Inc.
PROPERTY OWNER	Franklin Simpson
REQUEST	<b>No. 17PL102 - Preliminary Subdivision Plan</b>
EXISTING LEGAL DESCRIPTION	Formerly Lot 2 of Fountain Springs Square Subdivision located in the N1/2 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lot 2A and 2R of Fountain Springs Square Subdivision
PARCEL ACREAGE	Approximately 6.86 acres
LOCATION	Northeast of the intersection of South Plaza Drive and Fountain Springs Drive
EXISTING ZONING	Light Industrial District - General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	General Agricultural District - Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	September 29, 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, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In

STAFF REPORT  
October 26, 2017

---

**No. 17PL102 - Preliminary Subdivision Plan**

**ITEM #7**

---

- 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;
2. 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;
  3. 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 analysis and proposed improvements shall be in compliance with the approved Deadwood Avenue Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements shall also include consideration of current and future stormwater quality requirements and improvements. In addition, easements shall be provided as needed;
  4. Upon submittal of a Development Engineering Plan application, construction plans for Fountain Plaza Drive shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or an Exception shall be submitted for review. In addition, the plat document shall show the dedication of 4 additional feet of right-of-way or an Exception shall be submitted for review. If Exceptions are obtained, a copy of the approved documents shall be submitted with the Development Engineering Plan application;
  5. Prior to submittal of the Development Engineering Plan application, construction plans for S. Plaza Drive shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit or an Exception shall be submitted for review. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;
  6. Upon submittal of the Development Engineering Plan application, a site plan showing the underground irrigation lines and any other private utilities located on the property shall be submitted;
  7. 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;
  8. Prior to submittal of a Final Plat application, drainage improvements as approved by the City on 5/15/17 shall be completed and accepted by the City as per City DEV File 16-1296;
  9. Prior to submittal of a Final Plat application, the plat shall be revised removing "Subdivision" from the title. In addition, the lots shall be relabeled 2A and 2 Revised or 2A and 2B;
  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

STAFF REPORT  
October 26, 2017

---

**No. 17PL102 - Preliminary Subdivision Plan**

**ITEM #7**

---

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 application to subdivide an existing lot into two lots. The lots are to be known as Lot 2A and 2R of Fountain Springs Square Subdivision and are sized 1.82 acres and 5.024 acres, respectively.

The property is currently zoned with a mix of General Agriculture District and Light Industrial District. The applicant has submitted two Rezoning applications to change the zoning of the entire lot to General Commercial District.

The property is located in the northeast corner of the intersection of Fountain Plaza Drive and S. Plaza Drive. Currently, a cold storage/maintenance structure is located on the property.

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:

S. Plaza Drive: S. Plaza Drive is located along the south lot line 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, S. Plaza Drive is located in a 66 foot wide right-of-way and constructed with a 26 foot wide paved surface, water and sewer. Prior to submittal of the Development Engineering Plan application, construction plans for S. Plaza Drive must be submitted for review and approval as identified or an Exception must be submitted for review. If an Exception is obtained, a copy of the approved document must be submitted with the Development Engineering Plan application.

Fountain Plaza Drive: Fountain Plaza Drive is located along the west lot line and is classified as a commercial street requiring that it be located in a minimum 68 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, Fountain Plaza Drive is located in a 60 foot wide right-of-way and constructed with a 26 foot wide paved surface, water and sewer. Prior to submittal of the Development Engineering Plan application, construction plans for Fountain Plaza Drive must be submitted for review and approval as identified or an Exception must be submitted for review. In addition, the plat document must be revised to show the dedication of 4 additional feet of right-of-way, which is half of the 8 foot required to provide a minimum 68 foot wide right-of-way, or an Exception must be submitted for review. If Exceptions are obtained, a copy of the approved documents must be submitted with the Development Engineering Plan application.

STAFF REPORT  
October 26, 2017

---

**No. 17PL102 - Preliminary Subdivision Plan**

**ITEM #7**

---

Drainage: The property is located in the Deadwood Avenue Drainage Basin Plan. 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. The drainage analysis and proposed improvements must be in compliance with the approved Deadwood Avenue Drainage Basin Plan and the Infrastructure Design Criteria Manual, including drainage areas, stormwater generation criteria, design components, detention, stormwater metering and discharge. The Stormwater analysis and improvements must also include consideration of current and future stormwater quality requirements and improvements. In addition, easements must be provided as needed.

Associated drainage improvements that are needed for the development of this property were previously approved by the City on 5/15/17 as shown on City DEV File 16-1296. To date, they are not completed. As such, prior to submittal of a Final Plat, the previously approved drainage improvements must be completed and accepted by the City.

Water: City water currently exists along Fountain Plaza Drive and S. Plaza Drive. 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: City sewer currently exists along Fountain Plaza Drive and S. Plaza 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.

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

STAFF REPORT  
October 26, 2017

---

**No. 17PL102 - Preliminary Subdivision Plan**

**ITEM**

---