

STAFF REPORT

April 5, 2001

No. 01PL018 - Layout Plat

ITEM 27

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Stanley Torgerson
REQUEST	No. 01PL018 - Layout Plat
LEGAL DESCRIPTION	Lots K, L, M, and N of Race Track Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35.63 Acres
LOCATION	At the intersection of S.D. Highway 44 and Jolly Lane - Black Hills Speedway
EXISTING ZONING	General Commercial District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Commercial District
East:	Suburban Residential District (County)
West:	General Commercial District - Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Layout Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant additional time to address drainage issues, approach location issues and subdivision lot layout issues relative to the subject property.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide a 35.63 acre parcel creating four (4) lots. The proposed lots will be 1.72 acres, 1.90 acres, 2.85 acres and 29.16 acres in size, respectively.

Currently, the Black Hills Speedway is located on proposed Lot K, the 29.16 acre lot. The remaining three lots located along S. D. Highway 44 are void of any structural development.

On February 18, 2000, the applicant submitted Layout Plat #00PL019 to subdivide the subject property into four lots similar to the proposed plat currently being reviewed. On April 3, 2000, the Layout Plat was denied without prejudice to allow the applicant to submit a revised plat identifying access to the proposed lots from Jolly Lane and to submit additional drainage information.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following concerns and

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considerations:

Access: During the review of Layout Plat #00PL019, the Engineering Division and the South Dakota Department of Transportation indicated concern with existing traffic congestion at the intersection of Jolly Lane and S. D. Highway 44. The Layout Plat was denied without prejudice to allow the applicant to submit a revised plat identifying access to the three lots located along S. D. Highway 44 from Jolly Lane instead of from S. D. Highway 44. In addition, the Engineering Division indicated that the approach along Jolly Lane must be located a minimum distance of 235 feet from the intersection of Jolly Lane and S. D. Highway 44. The new plat submitted continues to show two (2) approach locations along S. D. Highway 44 to the subject property. On March 23, 2000, the applicant visited with staff and requested that the Layout Plat be continued to the April 26, 2001 Planning Commission meeting in order to address the approach location issue.

Drainage: The subject property is located within the Racetrack Draw Drainage Basin. In 1999, the Western Pennington Flood Management Commission adopted a policy for new development within the Racetrack Draw and County Heights Drainage Basins. The policy states that "until adequate detention storage is provided in the upstream portions of the two referenced drainage basins all new development shall not increase flows above existing conditions". The applicant has acknowledged that drainage improvements to the Racetrack Draw Drainage Basin may be necessary in order for the plat to be approved as proposed. The applicant is requesting that the plat be continued to the April 26, 2001 Planning Commission meeting in order to address the drainage issue(s).

Zoning: Upon platting, the property will be annexed into the City limits of Rapid City. Under Section 17.26.020 of the Rapid City Municipal Code, all newly annexed properties are zoned "No Use" until a study of the appropriate zoning for the affected properties is completed. The Elk Vale Neighborhood Future Land Use Plan identifies the appropriate land use for the subject property as General Commercial. Prior to issuance of a building permit or within 120 days of the date of annexation, whichever occurs first, the property must be rezoned accordingly.

Recommendation: Staff is recommending that the proposed plat be continued to the April 26, 2001 Planning Commission meeting to allow the drainage and approach location issues to be addressed as requested by the applicant.