

STAFF REPORT

April 26, 2001

No. 01PL018 - Layout Plat

ITEM 32

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 **denied without prejudice to allow the applicant to submit a revised Layout Plat** to address drainage issues, approach location issues and subdivision lot layout issues.

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: **This item was continued at the April 5, 2001 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has**

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been revised as of 4/17/01. All revised or added text is shown in bold print. Staff has reviewed the Layout Plat and has noted the following concerns and considerations:

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. **On April 2, 2001, the applicant submitted a Master Plan identifying commercial development on proposed Lots L, M and N located adjacent to S. D. Highway 44. The Master Plan also identifies 19 residential lots located adjacent to Jolly Lane on proposed Lot K. Commercial development is proposed on the balance of proposed Lot K between the proposed residential development and an existing mobile home park located east of the property known as "Williamsburg Mobile Home Park". The proposed commercial development on Lot K creates land use and traffic concern issues relative to the surrounding proposed and existing residential development. The Master Plan must be revised to either eliminate the residential development or swap the location of the residential and the commercial development on proposed Lot K. Please note that any proposed residential use will require that the Elk Vale Neighborhood Future Land Use Plan be amended to allow the residential use in lieu of commercial use. The Master Plan must also be revised to identify the layout of the proposed commercial lots being proposed within the development.**

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. **The Master Plan submitted on April 10, 2001 identifies one approach located along S. D. Highway 44 instead of the two approaches previously proposed. The Master Plan also identifies an access road extending through the commercial development along S. D. Highway 44 to the proposed commercial development identified on proposed Lot K. Staff is concerned with the traffic impacts that may be generated by the proposed commercial activity. The traffic impacts may create hazardous conditions along this portion of S. D. Highway 44 and at the intersection of Jolly Lane and S. D. Highway 44. The Engineering Division has indicated that a traffic impact study must be submitted for review and approval in order to determine the viability of constructing an approach along S. D. Highway 44 within this area. The South Dakota Department of Transportation and the Transportation Division have indicated that a deceleration lane may be required on S. D. Highway 44 if an approach is allowed. To date, a traffic**

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impact study has not been submitted. In addition, the plat has not been revised as requested eliminating the approach(s) to the property along S. D. Highway 44. As such, staff is recommending that the plat be denied without prejudice to allow the applicant to submit a traffic impact study to substantiate allowing an approach along S. D. Highway 44 or to submit a revised plat eliminating the approach(s).

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). **On April 10, 2001, the applicant submitted a letter stating that a note would be placed on the plat precluding the issuance of a building permit until such time as the drainage issues are addressed to the satisfaction of the Western Pennington Flood Management Commission. The Pennington County Drainage Engineer has indicated that the plat cannot be approved until downstream drainage improvements are constructed as required by the adopted policy of the Western Pennington Flood Management Commission. The Pennington County Drainage Engineer has also indicated that the Master Plan identifies proposed development within existing drainage easements located on the subject property. The drainage easements must remain on the property until the drainage improvements for the Racetrack Draw Drainage Basin are constructed. Staff is recommending that the plat be denied without prejudice to allow the applicant to address the drainage concerns.**

Recommendation: Staff is recommending that the proposed plat be **denied without prejudice to allow the applicant to submit a revised Layout Plat to address drainage issues, approach location issues and subdivision lot layout issues.**