

STAFF REPORT
February 9, 2006

No. 05CA054 - Amendment to the Comprehensive Plan to the Red Rock Canyon Drainage Basin Design Plan **ITEM 11**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA054 - Amendment to the Comprehensive Plan to the Red Rock Canyon Drainage Basin Design Plan
EXISTING LEGAL DESCRIPTION	Red Rock Canyon Drainage Basin, located in all or portions of Sections 7, 8, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31 and 32, T1N, R7E, and Sections 25 and 37, T1N, R6E, BHM, Pennington County, South Dakota
LOCATION	Between Rapid Creek and Spring Creek in and adjacent to the Western Corporate Limits of the City of Rapid City
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to the Red Rock Canyon Drainage Basin Design Plan be approved with the following stipulation:

1. Prior to City Council approval, all necessary changes shall be made to the design plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department.

GENERAL COMMENTS:

(Update, January 31, 2006. All revised and/or added text is shown in bold print.) This item was continued at the January 26, 2006 Planning Commission meeting to allow an adjacent property owner to review the request. Please note that no other part of this Staff Report has been revised. The Red Rock Canyon Drainage Basin extends from Jackson Boulevard to Sheridan Lake Road. The Public Works Division has submitted an Amendment to the Comprehensive Plan to the Red Rock Canyon Drainage Basin Design Plan. In particular, the Amendment identifies the elimination of one large detention element and the construction of three smaller detention elements all located within the Red Rock Estates area.

The purpose of the design plan is to define existing and future stormwater related problems in the study area and to present a conceptual design plan for control of the problems.

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STAFF REVIEW:

The Public Works Department staff has reviewed the design plans and has identified the following revisions:

- Provide a description of the conveyance element between detention pond #101 and direct flow element #2.
- Provide a description of the conveyance element between detention pond #210 and direct flow element #2.
- Revise Figure 1 correcting all spelling errors and showing the facilities in substantial orientation with the north arrow on the drawing, show applicable roads and other existing cultural development in the vicinity and correct the labeling as needed.
- Include an overall vicinity map to show the location of the proposed changes in the basin plan relative to the location of the original basin plan elements.
- Revise the drawing re-labeling the new detention element 101 to differentiate it from the detention facility in the original basin plan, such as detention facility 101R or 106.
- Provide a description of conveyance elements #24 and #22, if different from the design plan and review if any modifications or improvements are necessary due to the development since the original drainage basin design plan was developed (i.e. the construction of the golf course and related facilities).
- Provide revisions to Table 9 from the original basin plan to account for modifications of areas of sub-basins I, J, M and N, deletion of sub-basin L and the inclusion of sub-basin Z. Also, include in the amendment discussion or narrative of any applicable changes in land use or development density assumptions from that given in the original drainage basin design plan.

Staff is recommending that prior to City Council approval, all necessary changes shall be made to the design plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department.