

STAFF REPORT
July 21, 2011

No. 11PL036 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Cross Country Real Estate LLC
REQUEST	No. 11PL036 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots K, L, & M of Race Track Subdivision
PARCEL ACREAGE	Approximately 4.549 acres
LOCATION	At the northeast corner of Jolly Lane and East Highway 44
EXISTING ZONING	General Commercial District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District (Pennington County)
South:	General Commercial District (Rapid City) - General Commercial District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	General Commercial District (Rapid City) - General Commercial District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	6/24/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the August 25, 2011 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create three lots, leaving a non-transferable unplatted balance. The lots are to be known as Lots K, L and M of Race Track Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations (File #11SV011) to waive the requirement to install curb, gutter, sidewalk and sewer along Jolly Lane as it abuts the property.

On April 3, 2000, the City Council denied without prejudice a Layout Plat (File #00PL019) to

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subdivide the property into four lots noting drainage issues, approach location issues and subdivision lot layout issues.

On May 7, 2001, the City Council denied without prejudice a Layout Plat (File #01PL018) to subdivide the property into four lots again noting drainage issues, approach location issues and subdivision lot layout issues.

On June 22, 2006, the City Council denied without prejudice a Layout Plat (File #06PL059) to subdivide the property into two lots, leaving a non-transferable unplatted balance. Again it was noted that drainage issues and traffic and approach location issues must be addressed prior to City Council approval of a plat for the property.

On December 1, 2008, the City Council denied without prejudice a Layout Plat (File #08PL061) to subdivide the property creating two lots, leaving a non-transferable balance. In addition, City Council denied without prejudice a Variance to the Subdivision Regulations (File #08SV028) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along S.D. Highway 44 and Jolly Lane.

The property is located in the northeast corner of the intersection of S.D. Highway 44 and Jolly Lane. Currently, the Black Hills Speedway is located on the property.

STAFF REVIEW:

On July 12, 2011 staff met with the applicant(s) and their consultant to discuss the outstanding issues regarding the Preliminary Plat. The following is a list of issues that must be addressed prior to this item going forward for consideration:

- A Traffic Impact Study must be submitted for review and approval which includes background traffic, race day traffic, projected traffic from the three proposed lots, including truck traffic, peak traffic analysis and required street and traffic improvements along with an implementation schedule and warrants. In addition, the Traffic Impact Study must address design requirements to allow a right-in/right-out approach along S.D. Highway 44 and a full movement approach along Jolly Lane;
- A complete drainage plan must be submitted for review and approval which includes drainage calculations and analysis, including historic and developed flow calculations. The drainage improvements must be designed in compliance with the Race Track Draw Drainage Basin Report and system improvements. Even though not required as a part of this Preliminary Plat application, it is suggested that the applicant complete a conceptual analysis for the race track area addressing future drainage improvements in considering other development uses of the site to avoid potential conflicts or additional costs associated with drainage improvements and site layout. An Erosion and Sediment Control and Post Construction Water Quality Plan must also be submitted for review and approval;
- Water plans must be submitted for review and approval showing the extension of an 8 inch water main along S.D. Highway 44 to serve the proposed development in compliance with the Rapid Valley Sanitary District Utility Plan. Please note that the applicant has the option of revising the plat and application documents to show a Layout Plat being proposed for Lots K, L and M and a Preliminary Plat being proposed for Lot K

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only in order to minimize the length of the water main extension required along S.D. Highway 44 as a part of this Preliminary Plat. Construction plans showing the balance of the water main would then be provided upon submittal of a Preliminary Plat for Lots L and M. The water plans must also include estimated water system demand data and fire flow information. (Please note that at the July 12, 2011 meeting with the applicant, representatives from Rapid Valley Sanitary District, City staff and County staff concurred that the City's fire hydrant located adjacent to the southwest corner of the property may be used to provide fire protection.)

- Sewer plans must be submitted for review and approval which provide estimated sewer flows and an analysis of the existing Rapid Valley Sanitary Sewer System to verify that adequate capacity exists to serve the proposed development or provide improvements to upgrade the system if needed as stipulated by the Rapid Valley Sanitary District;
- A Master Plan of the property which includes the proposed unplatted balance must be submitted for review and approval. The Master Plan must include private and public utilities;
- Construction plans for Jolly Lane must be submitted for review and approval showing the street improved with curb, gutter, sidewalk, street light conduit and additional pavement or a Variance to the Subdivision Regulations must be obtained. (Please note that the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit along Jolly Lane. A Variance request to waive the requirement to provide additional pavement was not submitted);
- An Exception must be submitted and obtained to reduce the minimum distance required between the intersection of S.D. Highway 44 and Jolly Lane and the proposed approach along Jolly Lane or the Preliminary Plat must be revised accordingly;
- Construction plans must be submitted for review and approval showing sidewalk along S.D. Highway 44 or an Exception must be obtained;
- A cost estimate for all of the subdivision improvements must be submitted for review and approval; and,
- An Annexation Petition must be submitted and approved prior to City Council approval of the Preliminary Plat.

Staff recommends that the Preliminary Plat be continued to the August 25, 2011 Planning Commission meeting to allow the applicant to address the issues as identified above.