

STAFF REPORT
November 23, 2011

No. 11SV018 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit on Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit for Harley Road and to waive the requirement to install sewer and water on Interstate 90 as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 8

GENERAL INFORMATION:

APPLICANT	Hog Wild, Inc.
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Clayton Trulson for Hog Wild, Inc. and Stephen J. Post for GCC Dacotah, Inc.
REQUEST	No. 11SV018 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit on Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit for Harley Road and to waive the requirement to install sewer and water on Interstate 90 as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lots 1-3 of R&L Subdivision and a portion of the SW1/4 of Section 22 and a portion of the N1/2 of Section 27 located in T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tracts 1-3 of Harley-Davidson Subdivision
PARCEL ACREAGE	Approximately 39.533 acres
LOCATION	South of the intersection of Tatanka Road and Harley Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development) - General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Light Industrial District (Planned Industrial Development)

STAFF REPORT
November 23, 2011

No. 11SV018 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit on Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit for Harley Road and to waive the requirement to install sewer and water on Interstate 90 as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 8

- General Agriculture District

PUBLIC UTILITIES

City sewer and water

DATE OF APPLICATION

9/9/2011

REVIEWED BY

Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit on Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit for Harley Road and to waive the requirement to install sewer and water on Interstate 90 as per Chapter 16.16 of the Rapid City Municipal Code be continued to the **December 8, 2011** Planning Commission meeting.

GENERAL COMMENTS:

(Update: November 17, 2011. All revised and/or added text is shown in bold print.) **This item was continued at the November 10, 2011 Planning Commission meeting to allow the applicant to submit additional information. The applicant has recently submitted an agreement for review and approval to defer the installation of water as a part of the Preliminary Plat approval. As of this writing, staff has not had sufficient time to review the document. As such, staff recommends that the Variance to the Subdivision Regulations and the associated Preliminary Plat be continued to the December 8, 2011 Planning Commission meeting to allow the applicant to continue to work with the City to resolve this issue.**

(Update: November 1, 2011. All revised and/or added text is shown in bold print.) This item was continued at the October 27, 2011 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted. As such, staff recommends that the Variance to the Subdivision Regulations be continued to the November 23, 2011 Planning Commission meeting to allow the applicant to submit the additional information.

(Update: October 14, 2011. All revised and/or added text is shown in bold print.) This item was continued at the October 6, 2011 Planning Commission meeting to allow the applicant to submit additional information. On October 11, 2011, staff met with the applicant(s) and their consultant to discuss the outstanding issues. The applicant's consultant indicated that the information would be submitted in time for consideration at the November 10, 2011 Planning Commission meeting. As such, staff recommends that the Preliminary Plat be continued to the November 10, 2011 Planning Commission meeting with the concurrence of

STAFF REPORT
November 23, 2011

No. 11SV018 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit on Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit for Harley Road and to waive the requirement to install sewer and water on Interstate 90 as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 8

the applicants.

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, pavement, sidewalk, sewer, water and street light conduit along Tatanka Road and to waive the requirement to install sidewalk, sewer, water and street light conduit along Harley Road and to waive the requirement to install sewer and water along Interstate 90 as they abut the property. In addition, the applicant has submitted a Preliminary Plat (File #11PL051) to subdivide the property into three lots leaving an unplatted balance. The lots are sized 3.275 acres, 3.486 acres and 32.772 acres, respectively, and are to be known as Tract 1 thru 3 of Harley-Davidson Subdivision.

The property is located south of the intersection of Tatanka Drive and Harley Drive. The Black Hills Harley Davidson store and a storage building are currently located on proposed Tract 1. Tract 2 and 3 are currently void of any structural development.

STAFF REVIEW:

To date, a Master Plan identifying lot configurations and street and utility corridors has not been submitted for the property, including the unplatted balance. In addition, the applicant has not demonstrated utility service to the proposed subdivision. As such, staff cannot determine if Variances to the Subdivision Regulations as requested can be supported. Subsequently, staff recommends that this item be continued to allow the applicant to submit the necessary information in order to review the Variance request.

Legal Notification Requirement: The white slips and green cards from the certified mailings have been returned. Staff has received a call of inquiry regarding this proposal.