

STAFF REPORT
July 21, 2011

No. 11SV011 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and sewer along Jolly Lane as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 8

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Cross Country Real Estate LLC
REQUEST	No. 11SV011 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and sewer along Jolly Lane as per Chapter 16.16 of the Rapid City Municipal Code
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 Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and sewer along Jolly Lane as per Chapter 16.16 of the Rapid City Municipal Code be continued to the August 25, 2011 Planning Commission meeting.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and sewer along Jolly Lane as it abuts the property. In addition, the applicant has submitted a Preliminary Plat (File #11PL036) 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.

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

To date, a Traffic Impact Study and a complete drainage plan which includes drainage calculations and analysis have not been submitted for review and approval to support waiving the improvements along Jolly Lane as requested. On July 12, 2011, staff met with the applicant(s) and their consultant to discuss the outstanding issues that must be addressed in order for the project to go forward. The applicant anticipates submitting the information for consideration at the August 25, 2011 Planning Commission meeting.

Staff recommends that the Variance to the Subdivision Regulations be continued to the August 25, 2100 Planning Commission meeting to allow the applicant to submit the additional information as identified.