

STAFF REPORT

June 19, 2000

UOR #00UR002 - Use on Review to allow a water storage tower in the Low Density Residential Zoning District

ITEM 26

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Chapel Lane Water Company, Inc.
REQUEST	UOR #00UR002 - Use on Review to allow a water storage tower in the Low Density Residential Zoning District
LEGAL DESCRIPTION	Lot 1 of Lot A and Lot 2 of Lot A of Copperhill Ridge Subdivision formelry: Lot A of Copperhill Ridge Subdivision all located in SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.69 Acres
LOCATION	5100 Copperhill Ridge
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Park Forest
East:	Low Density Residential/Park Forest
West:	Flood Hazard
PUBLIC UTILITIES	Private Water and Dark Canyon Sanitary Sewer District
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Use on Review to allow a water storage tower in the Low Density Residential Zoning District be denied without predijuce.

GENERAL COMMENTS: On April 7, 2000 staff met with representatives from both the Chapel Lane Water Company and the neighborhood. Since the initiation of this project, residents have expressed a number of concerns regarding the lack of an engineering design for the proposed tower, and the visual impact of and safety of the tower. Those concerns and questions were originally expressed in the letter distributed to the Planning Commission from an attorney representing the neighbors dated March 22, 2000. During the course of the April 7 meeting, it became clear that additional information was needed to adequately evaluate the proposed project. Specifically, staff requested that the applicant provide an engineering design on the tower, a building envelope for the tank, elevations of the water tower, and cross sections of the access road to clarify roadway grades. Staff noted that a Special Exception to the Street Design Criteria Manual might also be necessary if the grade on the driveway exceeded the maximum grade as specified in the Criteria Manual. A geotechnical analysis regarding the

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suitability of the site for the tower and any possible blasting might also be necessary. The applicant has submitted some of the requested information.

The applicant is seeking a Use On Review to locate a water tank on the western side of Chapel Valley. The property is zoned Low Density Residential and utility substations, including water tanks and towers, are a Use On Review in that zoning district. The proposed 150,000 gallon, 57.6 foot tall tank will augment the existing private water system in Chapel Valley. Currently there are two reservoirs located in the southeast corner of the subdivision which service the entire development. The Chapel Lane Water Company would like to provide a back up water source in case anything happens to the water lines from the existing reservoirs. The tank will be constructed out of steel and will be located on a concrete base. A Preliminary and Final Plat for the proposed Lot 1 of Lot A where the water tank would be located is currently under review.

STAFF REVIEW: Staff has reviewed the Use On Review and noted the following issues:

As noted earlier, the tank will augment the existing private water system in Chapel Valley. The Chapel Valley Water Company has not provided any documentation that this is a necessary addition to the system and is the only solution. The Chapel Valley Water Company currently has a tie into the City water system for emergency service. There may be ways of using this tie to the City System to meet the needs of the proposed tower.

There is a serious concern with the access grade to the site and safe use of that access during construction. The grades identified on the plans submitted by the applicant exceed 28 percent on some portions of the access route. No grading plans have been submitted for the access route or the pad area. The grading of the access road would remove a number of trees and other vegetation cover creating potential erosion problems. The runoff would be on neighboring properties. The applicant has not submitted any information how erosion will be controlled. The geotechnical report submitted did not address specific issues of construction of the access or the water tower site. The report was general in nature and no specific soil boring test was performed. The site plan also indicates the construction access will be revegetated but does not identify a maintenance access/driveway to the tank. These issues need to be address before Staff can make a full evaluation of the site.

There has been serious neighborhood concerns with the proposed tank (see attached letters). These concerns regard the visual impact of and safety of the tank. The proposed tower will be approximately 20 to 30 feet higher than the existing vegetation on the hillside. The tower would be visible throughout the Chapel Valley area and from West SD Highway 44. With the concerns expressed by Staff and the neighborhood, Staff is recommending that the Use On Review be denied without prejudice to allow the Chapel Valley Water Company to examine all alternatives solutions.