

STAFF REPORT
April 22, 2004

No. 04SR016 - 11-6-19 SDCL Review to authorize a Water Storage Reservoir **ITEM 8**

GENERAL INFORMATION:

PETITIONER	Alliance of Architects and Engineers for the City of Rapid City
REQUEST	No. 04SR016 - 11-6-19 SDCL Review to authorize a Water Storage Reservoir
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 of Section 29, T1N, R7E and the E1/2 of Section 30, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.25 acres
LOCATION	Along Red Rock Estates and Selador Ranches
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Suburban Residential District (County)
East:	Low Density Residential District
West:	General Agriculture District (County)/Planned Unit Development (County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/26/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to authorize a water storage reservoir be approved with the following stipulations:

1. Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
2. Prior to issuance of a Building Permit, a revised site plan showing all access to and around the reservoir being paved shall be submitted
3. Prior to issuance of a Building Permit, a revised site plan showing two paved parking stalls, one being a van accessible handicapped stall, shall be submitted;
4. All applicable Uniform Fire Codes shall be continually met;
5. Prior to the construction of any fencing in excess of six feet in height, a fence height exception shall be obtained;
6. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increase runoff calculations and drainage routes; and,

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7. Prior to issuance of a Building Permit, the City of Rapid City must acquire an utility easement for the subject property or ownership of the subject property.

GENERAL COMMENTS: The applicant is seeking an 11-6-19 Review approval to construct an underground water storage reservoir. The subject property was annexed into the City of Rapid City in 2003. The subject property is located southwest of Prestwick Road along the west side of the section line separating Sections 29 and 30 of Township 1 North, Range 7 East.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, this is a public utility located on publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Access: Staff noted that the applicant's site plan does not show the access to the reservoir or the access around the reservoir being paved. Prior to issuance of a Building Permit, a revised site plan showing all access to and around the reservoir being paved must be submitted.

Parking: Staff noted that the applicant's site plan does not show any paved parking for the facility. Prior to issuance of a Building Permit, a revised site plan showing two paved parking stalls, one being a van accessible handicapped stall, must be submitted.

Fire Safety: Staff noted that the road providing access to the reservoir must be a minimum of 20 feet in width to accommodate fire apparatus. Staff also noted that the facility must be addressed with 12 inch numbers.

Fencing: The applicant's site plan shows an eight foot security fence located along the perimeter of the reservoir site. The site plan also shows three ten foot high fences surrounding the hatches to the reservoir. Staff noted that the General Agricultural Zoning District does not allow for a fence in excess of six feet in height. However, City Council may approve exceptions to the height requirements if it is determined that the exception is not contrary to the public interest and the exception will not be injurious to the surrounding neighborhood. Prior to the construction of any fencing in excess of six feet in height a fence height exception must be obtained.

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Signage: The applicant's site plan indicates that signs reading "It is a federal offense to tamper with a public water storage facility" will be placed on the exterior fence every 75 feet. Staff suggests that the signage be revised to read "No Trespassing" to minimize the notification of where city water supplies are located.

Drainage and Grading: Staff noted that no drainage, or grading information has been provided. Based on the increase in impermeable area, a drainage plan must be submitted along with calculations for the increased runoff, to insure that adequate protections can be provided to mitigate the impacts of the proposed construction. This information must be provided prior to issuance of a Building Permit.

Ownership: Staff noted that a utility easement must be granted to the City of Rapid City to extend the water mains from the reservoir site to the Red Rock Estates development. Prior to issuance of a Building Permit, the City of Rapid City must obtain an utility easement for the reservoir site or obtain ownership of the property.

Staff recommends approval of the 11-6-19 SDCL Review with the above stated stipulations.