

STAFF REPORT
November 24, 2004

No. 04SR060 - 11-6-19 SDCL Review to allow the extension of city water and sewer mains

ITEM 16

GENERAL INFORMATION:

PETITIONER	Centerline for A/R Group
REQUEST	No. 04SR060 - 11-6-19 SDCL Review to allow the extension of city water and sewer mains
EXISTING LEGAL DESCRIPTION	Public rights-of-way located adjacent to Lots A and B, Menard Subdivision and Tract 1 Century "21" Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 67 acres
LOCATION	East of Campbell Street along E North Street
EXISTING ZONING	General Commercial District/General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District/Light Industrial District
South:	General Commercial District/General Agriculture District
East:	General Commercial District/General Commercial District w/ PCD
West:	General Commercial District/General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/28/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the extension of city water and sewer mains be approved with the following stipulations:

1. Prior to the start of construction, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the City Engineer;
2. Prior to the start of construction, a Right-of-way Permit from the South Dakota Department of Transportation shall be obtained for the proposed water and sewer main construction within the E. North Street right-of-way; and,
3. The work shall be completed within two years of the date of approval.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to extend a sewer and water main

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along E. Anamosa Street and across E. North Street to serve Tract 1 of Century "21".

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". The proposed water and sewer main is a part of a public utility and the property is identified as a part of the Rapid City Comprehensive plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review and has noted the following considerations:

Construction Plans: Construction plans for the proposed extension of the City's water and sewer mains were previously reviewed and approved with red lined comments. In addition, the red lined construction plans were returned to the consultant. To date, the construction plans have not been revised to address the red lined comments. As such, staff is recommending that prior to the start of construction all necessary changes be made to the construction plans as identified on the red lined drawings.

Permits: Prior to the start of construction, a Right-of-way Permit from the South Dakota Department of Transportation must be obtained for the proposed extension of the City's water and sewer mains within the E. North Street right-of-way.

Based on compliance with the stipulations identified above, staff recommends approval of the SDCL 11-6-19 request.