

STAFF REPORT
May 5, 2005

No. 05SR017 - SDCL 11-6-19 Review to extend a public utility

ITEM 23

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Green Star Camper Sales
REQUEST	No. 05SR017 - SDCL 11-6-19 Review to extend a public utility
EXISTING LEGAL DESCRIPTION	A portion of Tract C located in the SW1/4 of the SW1/4 and Lot 1 of Lot A of D.D.E. Subdivision all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .229 acres
LOCATION	120 North Cambell Street
EXISTING ZONING	General Commercial District & General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City of Rapid City water and sewer to be extended
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to extend a public utility be approved with the following stipulations:

1. Prior to construction, provide the original plan sheet for the City of Rapid City to update their approval signature block; and,
2. Prior to construction, a right-of-way permit from the South Dakota Department of Transportation shall be obtained for the construction in the Cambell Street right-of-way.

GENERAL COMMENTS:

The subject property is located north of Jess Street, east of Cambell Street near Green Star Camper Sales. The proposed construction will accommodate the extension of approximately 500 feet of sanitary sewer main. The applicant is seeking an SDCL 11-6-19 Review to allow the extension of a sanitary sewer main.

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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 construction is for a public utility requiring that the Planning Commission review and approves the proposed construction.

STAFF REVIEW:

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

Right-of-Way Permit: The construction plans identify that a portion of the sewer main work area will be located next to the Cambell Street right-of-way. As such, Staff has noted that a right-of-way permit for work in Cambell Street right-of-way is to be obtained from the South Dakota Department of Transportation.

Easements and Drawing Sheets: The proposed sanitary sewer line will be located near existing right-of-way and utility easements. Staff has indicated that all easement documents have been submitted for review and approval. The applicant shall provide staff a copy of the recorded easement documents from the Register of Deeds prior to construction. In addition, staff noted that the applicant must provide the original plan sheet for the City of Rapid City to update their approval signature block prior to construction. All work must comply with the 2004 Edition of the City of Rapid City Standard Specifications for Public Works Construction.

Utility Construction: Access must be provided for to the proposed manholes and sanitary sewer line for future servicing.

Staff recommends approval of the SDCL 11-6-19 Review to allow the extension of a major sanitary sewer transmission line with the above stated stipulations.