

STAFF REPORT

June 23, 2005

No. 05SR029 - 11-6-19 SDCL Review to allow the construction of a lift station **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Centerline Inc. for Lazy P-6 LLC
REQUEST	No. 05SR029 - 11-6-19 SDCL Review to allow the construction of a lift station
EXISTING LEGAL DESCRIPTION	NW1/4NW1/4 (GL1) Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.4 acres
LOCATION	Northeast corner of the intersection of Catron Boulevard and Fifth Street
EXISTING ZONING	Low Density Residential-II District
SURROUNDING ZONING	
North:	Low Density Residential-II District
South:	Medium Density Residential District
East:	Low Density Residential-II District
West:	Low Density Residential-II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/26/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff will bring forward a recommendation at the June 23, 2005 Planning Commission meeting pending review of revised construction plans.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to allow for the construction of a lift station on the subject property.

On March 7, 2005, the City Council authorized the Mayor and Finance Officer to sign an Agreement between the City of Rapid City and Lazy P-6 Land Company, Inc. to accept the Sandra Lane Lift Station as a City lift station. In addition, the City Council approved an option to move forward with the acquisition of easements as they relate to the sewer service to the Lazy P-6 property.

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,

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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 lift station will be a public utility and the property is identified as a part of the Rapid City Comprehensive Plan requiring that the proposed lift station 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 submitted with the SDCL 11-6-19 Review application were identified as 65% complete. On June 14, 2005, final construction plans were submitted to the Public Works Department for review and approval. The Public Works Department staff have indicated that they will review the final construction plans and submit comments as soon as possible. As such, staff will bring forward a recommendation at the June 23, 2005 Planning Commission meeting pending review of the final construction plans. If the Planning Commission determines that this is not sufficient time to consider staff's recommendation, then the Planning Commission may choose to continue this item to a later Planning Commission meeting. (A copy of the final construction plans has been attached.)