

STAFF REPORT  
September 8, 2005

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**No. 05SR042 - 11-6-19 SDCL Review to allow the construction of a Lift Station**      **ITEM 39**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05SR042 - 11-6-19 SDCL Review to allow the construction of a Lift Station</b>
EXISTING LEGAL DESCRIPTION	A Tract of land located in the NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Pennington County, South Dakota, more particularly described as follows: beginning at a point from which the Section corner common to Sections 20, 21, 28 and 29 bears S88°14'01"E, a distance of 1285.76 feet; Thence S00°04'24"W a distance of 38.00 feet; Thence S89°55'37"E a distance of 114.67 feet; Thence N00°22'22"W a distance of 48.00 feet; Thence N89°55'37"W a distance of 104.29 feet; Thence S45°04'22"W a distance of 14.14 feet to the point of beginning: said Tract containing 0.13 acres more or less.
PARCEL ACREAGE	Approximately .13 acres
LOCATION	Approximately 2000 feet northeast of the intersection of Cog Hill Lane and Sahalee Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/22/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

**Staff is currently reviewing a revised site plan submitted on August 31, 2005 and, as such, will bring forward a recommendation to the Planning Commission at the September 8, 2005 Planning Commission meeting.**

GENERAL COMMENTS:

**(Update, August 31, 2005. All revised and/or added text is shown in bold print.) This**

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**item was originally continued to allow the applicant to submit additional information. On August 31, 2005, the applicant submitted a revised site plan for review and approval. Staff is currently reviewing the revised site plan and will bring forward a recommendation to the Planning Commission at the September 8, 2005 Planning Commission meeting.**

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

The subject property is located at the northern terminus of Coghill Lane. Currently, the property is void of any structural development.

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 lift station will be a public utility and the property is identified as being located within the area covered by 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 and has noted the following considerations:

Design Features: The applicant has submitted a detail sheet of the proposed mechanical building and the perimeter fence to enclose the lift station site. A note on the detail sheet states that the exterior of the structure will be a split face block wall. However, complete elevations of the building have not been submitted for review and approval. The Public Works staff has also indicated that the proposed wall section is not advisable for a mechanical building and suggests a concrete block with exterior EIFS system (e.g. Dryvit).

The fence detail identifies a ten foot high chain link fence with three strands of barb wire along the top of the fence for a total fence height of 13 feet. The property is zoned Low Density Residential District which allows a maximum four foot high fence in the front yard and a maximum six foot high fence in the side and rear yards. In addition, barb wire is not permitted in the Low Density Residential District. As such, a fence height exception must be obtained for the proposed fence or the site plan must be revised to provide a fence in compliance with Chapter 15.40.020 of the Rapid City Municipal Code.

Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the applicant to submit elevations of the proposed structure and to address the fence height and design issues as identified above.

Parking: The proposed use requires that a minimum of two parking spaces be provided. In addition, one of the spaces must be "van" handicap accessible. The site plan identifies two

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parking spaces with one of the spaces being "van" handicap accessible. However, the site plan shows the parking spaces on either side of the mechanical building. Due to the configuration of the parking lot, the backing aisle for the handicap space may be difficult to maneuver. As such, staff is recommending that the site plan be revised to improve the backing aisle for the handicap space. One option is to place the handicap space adjacent to the other parking space, which allows for direct ingress and egress onto the site.

Public Works staff has noted that the turning radius within the parking lot must be adjusted to accommodate a 35 foot vacuum truck. In addition, the Public Works staff has noted that the grading plan identifies a 20% grade within the driveway which also must be adjusted to accommodate the vacuum truck.

Staff has also noted that the applicant must demonstrate whether or not a culvert is needed under the driveway to the proposed lift station site.

Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the applicant to revise the parking plan and to adjust the grade and turning radius within the parking lot as identified.

Landscaping: A minimum of 4,056 landscaping points must be provided. The site plan identifies 13 medium size trees and nine shrubs to be planted on the site for a total of 15,250 landscaping points. The site plan also shows that a majority of the landscaping is located on the inside of the fence. Staff is recommending that the landscaping plan be revised locating the landscaping along the exterior of the fence to create a visual buffer between the lift station site and the adjacent residential development.

Public Works staff is also recommending that the landscaping plan be revised to provide an irrigation system for maintenance of the proposed landscaping.

Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the applicant to revise the landscaping plan as identified.

Grading Plan: The grading plan identifies a two foot difference across the concrete slab covering the wet well and dry well. Staff is recommending that the grading plan be revised to eliminate the two foot difference as identified.

Lot/Access: To date, the proposed lift station site and the adjacent rights-of-way have not been platted. As such, the lift station site must be platted as a lot or a utility easement must be recorded securing the site for the proposed use. In addition, access to the site must be secured either by platting the right-of-way in conjunction with the lot or as an "H" Lot. Please note that the City's Major Street Plan identifies two collector streets to be located along the north and west side of the site, respectively. Development of the site must demonstrate that adequate right-of-way is being maintained for the two streets.

Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8,

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2005 to allow the applicant to either plat a lot and access street(s) or secure the site and access through an easement and "H" Lot, respectively. In addition, construction plans must be submitted for review and approval for the two adjacent collector streets showing the streets located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

Consulting Firm Comments: Kadrmas Lee & Jackson, the engineering consulting firm retained to review this project, has reviewed preliminary plans for the lift station and provided comments dated June 3, 2005. The firm also reviewed preliminary 50% design plans and provided comments dated July 20, 2005. The firm has noted that comments provided on June 3, 2005 were not incorporated into the 50% design plans. In addition, the July 20, 2005 comments note several issues of concern and revision. As such, staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the applicant to address all the comments provided by Kadrmas, Lee & Jackson.

Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the applicant to address the issues as identified above.