

STAFF REPORT  
September 22, 2005

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**No. 05SR031 - 11-6-19 SDCL Review to allow the construction of a public lift station** **ITEM 15**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for City of Rapid City
REQUEST	<b>No. 05SR031 - 11-6-19 SDCL Review to allow the construction of a public lift station</b>
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4, Section 19, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .92 acres
LOCATION	Adjacent to the south side of Country Road and east of West Nike Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District - Suburban Residential District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a public building on public land be **approved with the following stipulations:**

- 1. The proposed lift station shall be constructed in compliance with the design plans as reviewed and approved by the Public Works Division;**
- 2. The proposed structure shall conform architecturally to the proposed elevations and design plans submitted as part of this SDCL 11-6-19 Review;**
- 3. An Exception is hereby granted to allow access to be taken from Country Road in lieu of LaCrosse Street with the stipulation that once LaCrosse Street is constructed, access along Country Road will be eliminated and access to the site will be taken from LaCrosse Street as shown on the approved site plan;**
- 4. A minimum of two parking spaces shall be provided with one of the spaces being handicap accessible. In addition, the handicap space shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;**

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5. A minimum of 19,616 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
6. An Air Quality Permit shall be obtained prior to any disturbance of the soil(s) in excess of one acre;
7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
8. Prior to issuance of a building permit, a utility easement and/or public right-of-way for the location of the lift station, associated sewer lines and forced main shall be recorded at the Register of Deed's Office;
9. Prior to issuance of a building permit, a Fence Height Exception shall be obtained to allow the proposed six foot high chain link fence within the front yard setback along Country Road and LaCrosse Street or the site plan must be revised to eliminate the fence from this area; and,
10. Prior to issuance of a building permit, a drainage and grading plan shall be submitted for review and approval.

GENERAL COMMENTS:

(Update, September 13, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 8, 2005 Planning Commission meeting to allow the applicant to submit additional information. On September 6, 2005, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street approximately 300 feet west of its current location as shown on the site plan for the lift station and to extend through a proposed development, to be known as Freeland Meadows Subdivision. Subsequently, the applicant has submitted an Exception request to allow access from Country Road, the higher order street, in lieu of LaCrosse Street, the lesser order street, as per the Street Design Criteria Manual. In addition, the applicant has submitted a Fence Height Exception to allow the proposed six foot high chain link fence within the front yard setback along Country Road and LaCrosse Street.

(Update, September 1, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 1, 2005 Planning Commission meeting to allow the applicant to submit additional information. On September 1, 2005, the Planning Commission recommending approval of a Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street approximately 300 feet west of its current location as shown on the site plan for the lift station and extending through a proposed development, to be known as Freeland Meadows Subdivision. The City Council will consider this item at their September 6, 2005 City Council meeting.

Staff has also noted that to date, a revised site plan has not been submitted for review and approval showing access from LaCrosse Street in lieu of Country Road. The applicant also has the option of obtaining an Exception to the Street Design Criteria Manual to allow access from Country Road, a street which is the higher order street. In addition, a Fence Height Exception must be obtained to allow the proposed six foot high chain link fence

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within the front yard setback along Country Road and LaCrosse Street or the site plan must be revised to eliminate the fence from this area. Staff is recommending that the SDCL 11-6-19 Review be continued to the September 8, 2005 Planning Commission meeting to allow the City Council to consider the Comprehensive Plan Amendment and to allow the applicant to address the issues as identified above.

(Update, July 25, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 21, 2005 Planning Commission meeting to allow the applicant to submit additional information. On July 25, 2005, the applicant indicated that a Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street as shown on the site plan will be submitted for review and approval. In addition, the applicant requested that this item be continued to the August 25, 2005 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment. As such, staff is recommending that the SDCL 11-6-19 Review be continued as requested. Please note that no other part of this Staff Report has been revised.

(Update, July 11, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 7, 2005 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. Staff will notify the Planning Commission at the July 21, 2005 Planning Commission meeting if the information has not been submitted for review and approval. Please note that no other part of this Staff Report has been revised.

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 east of W. Nike Road, on the south side of Country Road. 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 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 and has noted the following considerations:

**Design Features:** The applicant has submitted an elevation for the proposed operations building identifying that the structure will be a one story brick building with pre-finished metal fascia and a matching peaked roof. In addition, the building will be earth tone in color. Staff is recommending that the proposed structure conform architecturally to the plans and

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elevations and color palette submitted as part of this SDCL 11-6-19 Review.

Staff is also recommending that a building permit be obtained prior to any construction and a Certificate of Occupancy be obtained prior to occupancy.

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 four parking stalls with one of the spaces being "van" handicap accessible. Staff is recommending that a minimum of two parking spaces be provided with one "van" accessible handicap space and that all provisions of the Off-Street Parking Ordinance be continually met.

Drainage and Grading Plan: A drainage and grading plan must be submitted for review and approval in compliance with the drainage basin plan. In particular, the drainage plan must include drainage evaluations demonstrating that run-off will not exceed re-developed discharge rates or on-site and/or off-site facilities to mitigate flows must be provided. The grading plan must also demonstrate that sediment and erosion control best management practices are provided to prevent sediment discharge from the site until final stabilization is accomplished. Staff is recommending that a drainage and grading plan be submitted as identified prior to issuance of a building permit or the start of construction.

LaCrosse Street: The site plan identifies LaCrosse Street located west of the subject property with an approximate 50 foot wide unusable strip of land located between the lift station site and the street. The Major Street Plan identifies LaCrosse Street located along the east lot line of the subject property. As such, staff is recommending that prior to Planning Commission approval, the applicant submit a revised site plan for review and approval showing LaCrosse Street located along the east side of the lift station in compliance with the Major Street Plan or a Comprehensive Plan Amendment to the Major Street Plan must be submitted for review and approval relocating LaCrosse Street as shown on the applicant's site plan. (Please note that the City Council has recently approved a Layout Plat for Freeland Meadows Subdivision located directly north of the subject property showing LaCrosse Street located in compliance with the Major Street Plan.) **As noted above, on September 6, 2005, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street approximately 300 feet west of its current location as shown on the site plan for the lift station.**

Country Road is classified as a principal arterial street and LaCrosse Street is classified as a minor arterial street as per the Major Street Plan. The site plan identifies access to the lift station site from Country Road. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show access from LaCrosse Street in lieu of Country Road or an Exception to the Street Design Criteria Manual must be obtained to allow access from a street which is not the lesser order street. **The applicant has requested an Exception to the Street Design Criteria Manual to allow Country Road to serve as access to the site until such time as LaCrosse Street is constructed. Since the access from Country Road is on an interim basis, staff is recommending that the Exception be granted as requested with the stipulation that once LaCrosse Street is**

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constructed, access along Country Road will be eliminated and access to the site will be taken from LaCrosse Street as shown on the approved site plan.

Staff is recommending that the SDCL 11-6-19 Review be approved with the stipulations as identified above.