

STAFF REPORT
November 23, 2005

No. 05SR060 - 11-6-19 SDCL Review to install sanitary sewer and storm drain improvement for South Valley Mobile Estates **ITEM 46**

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Donald Smith
REQUEST	No. 05SR060 - 11-6-19 SDCL Review to install sanitary sewer and storm drain improvements for South Valley Mobile Estates
EXISTING LEGAL DESCRIPTION	Lot 3, (South Valley Mobile Estates), located in the SW1/4 NW1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.52 acres
LOCATION	North of Orchard Lane and east of South Valley Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	RVSD water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to install sanitary sewer and storm drainage improvements for South Valley Mobile Estates be continued to the **December 8, 2005** Planning Commission meeting to allow the applicant time to submit additional information.

General Comments: **(Update, November 10, 2005. All revised and/or added text is shown in bold print.)** The portion of this request addressing sanitary sewer improvements was approved by the Planning Commission on November 10, 2005. The balance of the request addressing storm sewer issues was continued to the November 23, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

Staff Review: Staff has met with and advised the applicant that the following information must be submitted for review and approval:

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- **Sizing calculations for the rip-rap basin in Rapid Creek**
- **Letter from the Murphy's Ditch Company allowing the piping to cross Murphy's Ditch.**
- **An Exception to the Drainage Criteria Manual for the design of a 25 year storm vs. the required 100 year storm from Rapid City Public Work Department.**

(Update, November 3, 2005. All revised and/or added text is shown in bold print.) This item was continued at the October 27, 2005 Planning Commission meeting to allow the applicant time to submit additional information. As noted in the Staff Report dated October 27, 2005, staff met with the applicant's consultant on October 19, 2005, and discussed outstanding issues specific to this site. In particular, it was identified that the applicant's consultant would submit information addressing issues to the site plan, drainage and erosion control. They also need to obtain permits and/or provide documentation of energy dissipation adequacy. To date, the information has not been submitted for review and approval. As such, staff is recommending that the 11-6-19 SDCL review be continued to the November 23, 2005 Planning Commission meeting to allow the applicant's consultant to submit the additional information as identified.

The subject property is located north of Orchard Lane and east of South Valley Drive. The applicant has submitted an SDCL 11-6-19 Review request to install sanitary sewer and storm drain improvements for the South Valley Mobile Estates.

Staff recommends that the SDCL 11-6-19 Review be continued to the December 8, 2005 Planning Commission Meeting as the applicant has failed to provide the above information.