

STAFF REPORT
February 23, 2006

No. 06SR004 - 11-6-19 SDCL Review to extend a public sewer main

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dan Ferber
REQUEST	No. 06SR004 - 11-6-19 SDCL Review to extend a public sewer main
EXISTING LEGAL DESCRIPTION	Centre Street Right-of-Way located from Lot 4R, Sale Barn Subdivision to Lot 3, all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.3 acres
LOCATION	1770 Centre Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/27/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to the start of construction, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department:
2. Prior to the start of construction, a Right-of-way Permit shall be obtained; and,
3. Prior to Planning Commission approval, an Exception shall be obtained from City Council to allow the sewer main to be located north of the street in lieu of along the center of street as per the Utility Design Criteria Manual.

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct approximately 400 feet of sewer along Centre Street. In particular, the sewer main will be extended to serve Lot 3 of Lot 4 of Lot B located along the north side of Centre Street.

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The property is located north and east of the intersection of Kennel Drive and Centre Street. 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 sewer main extension is a public improvement and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements 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:

Street Improvement(s): The construction plans currently show the construction of an eight inch sewer main along the north side of the street. The Utility Design Criteria Manual requires that the sewer main be constructed along the center of the street. As such, staff is recommending that prior to Planning Commission approval, an Exception be obtained from City Council to allow the sewer main to be located north of the street in lieu of along the center of the street as per the Utility Design Criteria Manual.

Construction Plans: Staff is recommending that prior to the start of construction, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

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