

STAFF REPORT
March 9, 2006

No. 06SR015 - 11-6-19 SDCL Review to construct a street in public right-of-way **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06SR015 - 11-6-19 SDCL Review to construct a street in public right-of-way
EXISTING LEGAL DESCRIPTION	The NE1/4 and the SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .33 acres
LOCATION	At the northwest corner of the intersection of Dunsmore Road and Portrush Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a street in public right-of-way be approved with the following stipulations:

1. Prior to Planning Commission approval, the Traffic Analysis shall be stamped by a Professional Engineer; and,
2. Prior to the start of construction, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to construct that portion of Portrush Road as it intersects with Muirfield Drive. The proposed street construction is a part of the Red Rock Estates, Phase 5 residential development.

The property is located directly east of Muirfield Drive at the western terminus of Portrush

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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 sewer main(s) will be a public utility and the property is identified as a part of the Rapid City Comprehensive Plan requiring that the proposed street construction 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:

Construction Plans: Portrush Road is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. A 76 foot wide H Lot has previously been recorded in the location of the proposed street. In addition, the construction plans identify the street being constructed with a 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Staff is recommending that prior to the start of construction, all necessary changes be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings must be returned to the Development Service Center Division.

Traffic Analysis: During the review and approval of the Layout Plat and the Preliminary Plat for Red Rock Estates, Phase 5, a stipulation of approval required that the intersection of Muirfield Drive and Portrush Drive be redesigned to create Muirfield Drive in a "T" Design with Portrush Road or that a traffic analysis be submitted for review and approval to allow the Muirfield Drive to remain in its current design. The applicant has subsequently submitted a traffic analysis to allow the design of Muirfield Drive to remain as constructed. The City's Transportation Coordinator has reviewed the traffic analysis and has indicated that there is not a demonstrable traffic operations advantage to either alignment alternative and as such, the street may remain in its current design. Staff has noted that the traffic analysis has not been stamped by a Professional Engineer. As such, staff is recommending that prior to Planning Commission approval, the traffic analysis be stamped as identified.

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