

STAFF REPORT
June 22, 2006

No. 06SR049 - 11-6-19 SDCL Review to extend public water and sewer **ITEM 12**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Development, LLC
REQUEST	No. 06SR049 - 11-6-19 SDCL Review to extend public water and sewer
EXISTING LEGAL DESCRIPTION	The unplatted balance of the N1/2 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 38 acres
LOCATION	West of Fifth Street, eastern terminus of Enchanted Pines Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/25/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the construction plans shall be sealed and signed by a Professional Engineer registered by the State of South Dakota; and,
2. Prior to Planning Commission approval, 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.

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct approximately 2,000 feet of eight inch water main along Enchanted Pines Drive and approximately 3,500 feet of eight inch sewer main along Enchanted Pines Drive and a portion of Stumer Road. The water

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main extension will provide a connection to the high pressure water main located along Minnesota Street to Stumer Road in order to serve that portion of the property located above the 3,450 service elevation.

On March 20, 2006, the City Council approved a Layout Plat to subdivide the subject property into 92 lots.

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 utility 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:

Construction Plans: The construction plans show the extension of an eight inch water and sewer main as identified above. Staff is recommending that prior to Planning Commission approval, 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 also recommending that the construction plans be sealed and signed by a Professional Engineer registered by the State of South Dakota prior to Planning Commission approval.

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