

STAFF REPORT
June 22, 2006

No. 06SR050 - 11-6-19 SDCL Review to allow the construction of a lift station **ITEM 13**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06SR050 - 11-6-19 SDCL Review to allow the construction of a lift station
EXISTING LEGAL DESCRIPTION	A portion of the unplatted portion of the NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more specifically described as follows: a portion of the unplatted portion of the NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more specifically described as follows: Beginning at a point from which the section corner common to Sections 20, 21, 28 and 29; Thence along the Section line at a bearing of S89°55'38"E, a distance of 1170.90 feet; Thence S00°04'22"W a distance of 48.00 feet to the point of beginning; Thence S00°04'24"W a distance of 43.00 feet along the west proposed property line of Lot 21, Block 2; Thence S89°55'37"E a distance of 114.67 feet along the south proposed property line of Lot 21, Block 2; Thence N00°19'51"W a distance of 53.00 along the east proposed property line of Lot 21, Block 2; Thence N89°55'37"W a distance of 104.29 feet along the north proposed property line of Lot 21, Block 2; Thence S45°04'22"W a distance of 14.14 feet to the point of beginning: said Tract containing 0.14 acres more or less
PARCEL ACREAGE	Approximately .14 acres
LOCATION	At the northern terminus of Dunsmore Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/30/2006

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REVIEWED BY

Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the 11-6-19 SDCL Review to allow the construction of a lift station in accordance with the submitted plans as revised be approved with the location of the driveway located 45 feet from the intersection rather than the minimum 75 foot separation being approved as part of this SDCL 11-6-19 Review.

GENERAL COMMENTS: The applicant has submitted a SDCL 11-6-19 Review to allow for the construction of a lift station on the subject property. Previously, a SDCL 11-6-19 Review was approved by the Planning Commission on September 22, 2005 for the lift station. During construction, an error in the survey was identified resulting in a significant vertical difference between the actual site and the approved plan. As a result, a revised site plan has been prepared and is currently being reviewed through the 11-6-19 SDCL Review process.

The subject property is located at the northern terminus of Coghill Lane. Currently, the lift station building and equipment are located on the property.

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 being located within the area covered by 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 proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Design Features: The applicant previously submitted complete elevations of the proposed building showing it as a one story structure with a pitched roof and constructed with a split-face block. In addition, the applicant indicated that the building will be earth tone in color. The building has been completed as indicated on the previous SDCL 11-6-19 Review.

The previous SDCL 11-6-19 Review indicated that the chain link fence would be four feet high in the front yard and six feet high in the rear and side yards. The current fence detail identifies a six foot high chain link fence surrounding the property. The property is zoned Low Density Residential District which allows a maximum four foot high fence in the front yard and a maximum six foot high fence in the side and rear yards. As such, a fence height exception must be obtained for the proposed fence or the site plan must be revised to provide a fence in compliance with Chapter 15.40.020 of the Rapid City Municipal Code. The applicant has also submitted a request for a Fence Height Exception for the six foot high fence in the front yard (06FV006). That request for a fence height exception is not part

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of the 11-6-19 SDCL Review.

Staff is recommending that the proposed structure and fence conform architecturally to the proposed elevations and design plans submitted as part of this SDCL 11-6-19 Review.

Additional Right-of-way: The Major Street Plan indicates that a collector road will be located north of the lift station. The previous SDCL 11-6-19 Review indicated that five feet must be set aside for future right-of-way for the collector road in accordance with the adopted Major Street Plan. As such, the fence must be located five feet from the property line to allow for the right-of-way for the dedicated collector street. The site plan indicates that the fence is located three feet from the property. A revised site plan has been provided indicating that the five foot distance is maintained.

Building permit: A building permit shall be submitted and an occupancy permit obtained prior to occupancy.

Gate: The site plan indicates that the gate will swing out into the right-of-way in lieu of the previously approved site plan showing the gate swinging inward. The Public Works Department has suggested that a sliding gate will be adequate for the property. A revised site plan has been submitted showing a sliding cantilever gate.

Irrigation: The site plan indicates that all landscaping complies with the adopted Zoning Ordinance. The regulations require that all landscaping shall be maintained in a live vegetative condition. As such, the Public Works Department has determined that an irrigation system needs to be in place. A revised site plan showing the necessary irrigation components has been submitted. A final site plan indicating the location of the sprinkler system will need to be provided as part of the landscaping plan for the lift station project.

Driveway location: Review of the site plan indicates that the driveway is located approximately 45 feet from the intersection in lieu of the 75 feet required. The width of the lot does not allow a distance from the intersection that is greater than the 45 feet indicated. As such, staff is recommending that the driveway separation of 45 feet from the intersection in lieu of the minimum 75 foot required be approved as part of this 11-6-19 SDCL Review.

Consulting Firm Comments: Kadrmas Lee & Jackson, the engineering consulting firm has been retained to review this project for the lift station. Staff is recommending that the proposed lift station be constructed in compliance with the design plans as reviewed and approved by the Public Works Division and their consulting firm.

Staff is recommending that the SDCL 11-6-19 Review be approved.