

STAFF REPORT
September 7, 2006

No. 06SR060 - SDCL 11-6-19 Review to allow the construction of Cheyenne Boulevard **ITEM 15**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06SR060 - SDCL 11-6-19 Review to allow the construction of Cheyenne Boulevard
EXISTING LEGAL DESCRIPTION	A Tract of land located in the N1/2, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: beginning at a found section corner of Section 27; Thence S89°51'35"E a distance of 878.47 feet along the Section line to a point; Thence S00°18'55"W a distance of 44.48 feet to the true point of beginning; Beginning at a found rebar and cap stamped "Arleth and Associates LS 3977" this being the true point of beginning; Thence S89°51'35"E a distance of 1771.76 feet to a angle point; Thence S00°01'50"W a distance of 100.00 feet to a angle point; Thence N89°51'35"W a distance of 1771.47 feet to a found rebar and cap stamped "Arleth and Associates LS 3977"; Thence N00°08'25"W a distance of 100.00 feet to the true point of beginning
PARCEL ACREAGE	Approximately 4.07 acres
LOCATION	At the eastern terminus of Cheyenne Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of Cheyenne Boulevard be continued to the September 21, 2006 Planning Commission Meeting to allow the applicant time to submit the required information.

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GENERAL COMMENTS: **This staff report has been revised as of August 30, 2006. All revised and/or added text is shown in bold print.** The subject property is located east of Elk Vale Road and south of Interstate 90. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of a portion of Cheyenne Boulevard.

On June 16, 2003 City Council approved a Preliminary and Final Plat (03PL049) with stipulations. The approved plat included the construction of a portion of Cheyenne Boulevard.

That applicant is now proposing to extend Cheyenne Boulevard to the Box Elder City Limits to the east.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review and has noted the following considerations:

Cheyenne Boulevard: The applicant is proposing to construct Cheyenne Boulevard within a 100 foot right-of-way with 36 feet of paved surface, curb, gutter, sidewalk, street light conduit, water, and sewer.

Addendum: The applicant has submitted an Addendum to the approved 2003 construction plans for Cheyenne Boulevard to extend it to the east. Staff noted that a portion of Cheyenne Boulevard was constructed during the 2003 construction season, including the sanitary sewer main in a portion of the proposed Cheyenne Boulevard. Staff is recommending that prior to Planning Commission approval, a revised Addendum including revised construction limits, drainage improvements, water and sewer services, and existing utilities shall be submitted for review and approval.

Water System: Staff noted that the plans indicate an eight inch water main being constructed in Cheyenne Boulevard. However, no services lines were shown as part of the proposed construction. Staff recommends that prior to Planning Commission approval, a revised water system plan shall be submitted for review and approval showing the proposed service lines.

Wastewater System: Staff noted that the plans indicate a sewer main being constructed in Cheyenne Boulevard. However, no services lines were shown as part of the proposed construction. Staff recommends that prior to Planning Commission approval, a revised wastewater system plan shall be submitted for review and approval showing the proposed service lines.

Drainage System: Staff noted that a Drainage Summary was submitted as part of the construction plans for Cheyenne Boulevard in 2003. The report stated that "Additional development beyond what is currently being platted will require additional storage to the east." Staff recommends that prior to Planning Commission approval, design plans for the east detention pond and drainage calculations and design plans for the proposed pipe crossings and ditch shall be submitted for review and approval.

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Red line comments: Staff recommends that prior to Planning Commission approval, all red line comments shall be addressed.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

This item was continued to the August 24, 2006 Planning Commission Meeting to allow the applicant to submit the required information. **This item was continued to the September 7, 2006 Planning Commission Meeting to allow the applicant to submit the required information. As of August 30, 2006 the required information has not been submitted.**

Staff recommends that the SDCL 11-6-19 Review to allow the construction of Cheyenne Boulevard be continued to the September 21, 2006 Planning Commission Meeting to allow the applicant time to submit the required information.