

STAFF REPORT

April 26, 2007

No. 07SR026 - SDCL 11-6-19 Review to allow the construction of a lift station **ITEM 49**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 07SR026 - SDCL 11-6-19 Review to allow the construction of a lift station
EXISTING LEGAL DESCRIPTION	A portion of the E1/2 of the NW1/4 of the SE1/4 of Section 22, located in the E1/2 of the NW1/4 of the SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.16 Acres
LOCATION	North and east of the intersection of Catron Boulevard and Golden Eagle Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/30/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a lift station be approved with the following stipulations:

1. Prior to Planning Commission approval, a landscaping plan showing a minimum of 440 landscape points shall be submitted for review and approval; and,
2. Prior to Planning Commission approval, all necessary changes shall be made to the construction plans as identified on the red lined drawings and red line comments. In addition, the red lined drawings shall be returned to the Growth Management

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Department.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to construct a lift station to serve the "Villaggio at Golden Eagle" area. The lift station is shown with a 40 gallon per minute pump, an electrical control building, a valve pit and a wet well.

The lift station site is located approximately 220 feet northeast of the intersection of Villaggio Lane and Montebello Court on the west side of Montebello Court within an existing "lift station easement". 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 lift station 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: Construction plans have been submitted for review and approval showing the lift station to be located within a four foot high chain link fence and with a gated entry. Staff has noted that the construction plans must be revised to show the force main to have a velocity of two feet/second in order to keep the main clean as per the Ten State Standards and the South Dakota Department of Environment and Natural Resources. In addition, the construction plans must be revised to provide an electrical plan, a schematic of the equipment within the control building and to provide specifications for the lift station, control panel for alarm settings, start-up, training, manual transfer switch, run time meters, etc. 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 and red line comments. In addition, the red lined drawings must be returned to the Growth Management Department.

Landscaping: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that prior to Planning Commission approval, a landscaping plan showing a minimum of 440 landscape points be submitted for review and approval.

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