

STAFF REPORT
August 21, 2008

No. 08SR070 - SDCL 11-6-19 Review to allow the extension of a public water main **ITEM 32**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Ferber Engineering Co., Inc.
PROPERTY OWNER	MG Oil Company
REQUEST	No. 08SR070 - SDCL 11-6-19 Review to allow the extension of a public water main
EXISTING LEGAL DESCRIPTION	Tract B Revised of Lien Industrial Park No. 2, and the adjacent Universal Drive Right-of-way, Section 21, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	North side of Universal Drive between City Limits and Deadwood Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City/Private Water /City Sewer
DATE OF APPLICATION	7/25/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the extension of a public water main be approved.

GENERAL COMMENTS: The project location is on the north side of Universal Drive extending southeast to Deadwood Avenue. All of the properties adjacent to the project are zoned Light Industrial District. The applicant is proposing to extend the water main on Universal Drive 150 feet southeast to Deadwood Avenue in conjunction with the reconstruction of Universal Drive.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and

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thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The proposed location for the event 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:

Water System Capital Improvements Project Plan: The plan that was submitted for this project is in compliance with the City of Rapid City Design Standards and the Water System Improvements Project Plan Figure 6.4 for size and location of the water main. As such, staff recommends that the SDCL 11-6-19 Review to allow the extension of a public water main be approved.

Comprehensive Plan: The Rapid City Comprehensive Plan identifies this area as Light Industrial District. There is no change requested for this development. Therefore, the plan that was submitted for this project is in compliance with the adopted Rapid City Comprehensive Plan. As such, staff recommends that the SDCL 11-6-19 Review to allow the extension of a public water main be approved.

Right-Of-Way Permit:

The applicant should be aware that prior to any work a permit to work in the right-of-way must be obtained.