

STAFF REPORT
November 6, 2008

No. 08SR093 - SDCL 11-6-19 Review to upgrade the Jolly Lane Lift Station ITEM 46

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Rapid City BPOE
REQUEST	No. 08SR093 - SDCL 11-6-19 Review to upgrade the Jolly Lane Lift Station
EXISTING LEGAL DESCRIPTION	Tract 2 of the E1/2, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35.29 acres
LOCATION	East of Jolly Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Low Density Residential II District
East:	General Agriculture District
West:	Low Density Residential II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/10/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to upgrade the Jolly Lane Lift Station be continued to the December 4, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to upgrade the existing Jolly Lane Lift Station. In particular, the applicant is proposing to install a single cell 9 foot by 9 foot concrete box wet well, an 8 foot by 8 foot concrete box valve pit and a manhole with an air release system. Since the lift station is currently operating at capacity, the upgrade is needed in order to provide sewer service to future development within this. In particular, the applicant has indicated that the existing facility can generally accommodate peak flows from approximately 360 dwelling units. With the upgrade, the lift station will accommodate peak flows from approximately 807 dwelling units.

The property is located east of Jolly Lane between Daly Court and Augusta Drive. Currently, the lift station is located on the property.

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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 lift station is part of a public utility system. In addition, the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvement be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

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

Construction Plans: The applicant has indicated that the Jolly Lane lift station will be upgraded to include a single cell 9 foot by 9 foot concrete box wet well, an 8 foot by 8 foot concrete box valve pit and a manhole with an air release system. To date, an engineered design report identifying the specific design and service area of the facility and complete construction plans have not been submitted for review and approval. As such, staff is recommending that the SDCL 11-6-19 Review be continued to the December 4, 2008 Planning Commission meeting to allow the applicant to submit the information for review and approval.

Parking: To date, a parking plan has not been submitted for review and approval. As such, staff is recommending that the SDCL 11-6-19 Review be continued to allow the applicant to submit a parking plan as required. In particular, the parking plan must show two off-street parking spaces with one of the parking spaces being "van" handicap accessible.

Landscaping: To date, a landscaping plan has not been submitted for review and approval. As such, staff is recommending that the SDCL 11-6-19 Review be continued to allow the applicant to submit a landscaping plan as required.

Easement: The applicant has indicated that the existing lift station is located within a utility easement. To date, a copy of the easement has not been submitted for review and approval. As such, staff is recommending that the SDCL 11-6-19 Review be continued to allow the applicant to submit a copy of the recorded utility easement.

Floodplain: The property is located within the 100 year Federally Designated Floodplain. To date, a Floodplain Development Permit has not been submitted for review and approval. As such, staff is recommending that the SDCL 11-6-19 Review be continued to allow the applicant to obtain the Floodplain Development Permit as required.

Permits: An Air Quality Permit must be obtained from the City prior to any surface disturbance of one or more acres. A Stormwater Quality Management Permit in accordance with the adopted Stormwater Quality Manual must also be obtained prior to the start of construction. A Permit to Work in the Right-of-way must also be obtained from the City prior to any

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construction within Jolly Lane.

Staff is recommending that the SDCL 11-6-19 Review to upgrade the Jolly Lane lift station be continued to the December 4, 2008 Planning Commission meeting to allow the applicant to address the outstanding issues as identified above.