

STAFF REPORT
February 5, 2009

No. 08SR093 - SDCL 11-6-19 Review to upgrade the Jolly Lane Lift Station ITEM 26

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 will recommend that the SDCL 11-6-19 Review to upgrade the Jolly Lane Lift Station be approved if the following additional information is submitted prior to Planning Commission approval:

1. All necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings and final sealed and signed construction plans shall be returned to the Growth Management Department for review and approval;
2. A Floodplain Development Permit shall be obtained for any development or construction within the 100 year Federally Designated Floodplain;

GENERAL COMMENTS:

(Update, January 30, 2009. All revised and/or added text is shown in bold print.) This item has been continued several times to allow the applicant to submit additional information. Staff recently met with the applicant to discuss the design standards for

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the upgrade to the lift station. In particular, it was noted that the lift station is a temporary facility pending the future extension of a gravity sewer main across property located east of this site. The applicant has indicated that a study for the future sanitary sewer alignment across the adjacent property will be provided to the City. In addition, the applicant is currently working with the adjacent property owner to secure utility easements as needed for the gravity sewer main.

Based on the temporary status of the lift station, requiring permanent improvements such as paved parking, a shed enclosure for the lift station, exterior lighting and additional landscaping will not be required as a part of this upgrade.

(Update, January 12, 2009. All revised and/or added text is shown in bold print.) This item was continued at the December 4, 2008 Planning Commission meeting to allow the applicant to submit additional information. On January 3, 2009, the applicant submitted preliminary construction plans for the lift station. Staff has reviewed the preliminary construction plans and has noted comments as identified below within the Staff Report.

(Update, November 21, 2008. All revised and/or added text is shown in bold print.) This item was continued at the November 20, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the December 18, 2008 Planning Commission meeting to allow the applicant to submit the additional information.

(Update, November 7, 2008. All revised and/or added text is shown in bold print.) This item was to be heard at the November 6, 2008 Planning Commission Meeting. However, due to inclement weather, the Planning Commission was unable to meet. Subsequently, this item has been placed on the November 20, 2008 Planning Commission meeting. The recommendation for the November 6, 2008 Planning Commission meeting was to continue this item to the December 4, 2008 Planning Commission meeting to allow the applicant to submit additional information. As of this writing, the information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the December 4, 2008 Planning Commission meeting to allow the applicant to submit additional information.

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.

(Update: January 12, 2009) As previously indicated, the applicant has submitted preliminary construction plans. Staff recommends that prior to Planning Commission approval, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings and final sealed and signed construction plans must be returned to the Growth Management Department for review and approval.

(Update: January 30, 2009) As of this writing, the revised construction plans have not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings and final sealed and signed construction plans must be returned to the Growth Management Department for review and approval.

Shed: The preliminary construction plans indicate that the lift station facility will be located within a 10 foot by 8 foot "Murphy Shed". To date, an elevation of the shed has not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, elevations for the proposed shed, including building materials and color scheme, be submitted for review and approval.

The applicant has also indicated that the pump control panels will be located on the walls of the shed and that lighting will be provided to allow maintenance of the facility. The applicant should be aware that prior to the start of construction, a building permit and an electrical permit must be obtained as needed.

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(Update: January 12, 2009) As previously indicated, a shed and exterior lighting will no longer be required due to the temporary status of the lift station.

Fencing/Gate(s): The preliminary construction plans indicate that fencing and a gate will be located and/or relocated around the facility. To date, elevations have not been submitted for the fencing and/or the gate. As such, staff recommends that prior to Planning Commission approval, elevations for the fencing and gate(s), including building materials and color scheme, be submitted for review and approval.

(Update: January 12, 2009) The applicant has submitted elevations for the fencing and gate showing that the existing black chain link fence will be reused at this site.

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.

(Update: January 12, 2009.) To date, a parking plan has not been submitted for review and approval. The Parking Regulations require that a minimum of two parking spaces be provided for the use and that one of the spaces be "van" handicap accessible. The applicant has indicated that the ADA Accessibility Guidelines are being revised to no longer require a handicap parking space for a utility site such as this one. As such, staff recommends that prior to Planning Commission approval, a Parking Plan showing a minimum of two paved parking spaces be submitted for review and approval. In addition, a note must be placed on the parking plan identifying that at the time of issuance of a building permit, the parking plan shall be revised as needed to comply with the ADA Accessibility Guidelines.

(Update: January 12, 2009) As previously indicated, paved parking will no longer be required due to the temporary status of the lift station.

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.

(Update: January 12, 2009.) To date, a landscaping plan has not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, a landscaping plan providing a minimum of 5,184 landscape points be submitted for review and approval.

(Update: January 12, 2009) As previously indicated, additional landscaping will no longer be required due to the temporary status of the lift station.

Easement: The applicant has indicated that the existing lift station is located within a utility easement. The preliminary construction plans also identify a proposed utility easement which includes an expanded area around the lift station facility. The applicant has indicated that the easement will be recorded upon approval of the construction plans to ensure that it

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is correctly sized and located. The applicant should be aware that the proposed easement must be recorded prior to the start of construction or issuance of a building permit.

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.

(Update: January 12, 2009.) To date a Floodplain Development Permit has not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, a Floodplain Development Permit be obtained for any proposed development or construction within the 100 year Federally Designated Floodplain area.

(Update: January 30, 2009) As of this writing, a Floodplain Development Permit has not been submitted for review and approval. As such, staff recommends that prior to Planning Commission approval, a Floodplain Development Permit be obtained for any proposed development or construction within the 100 year Federally Designated Floodplain area.

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 construction within Jolly Lane. In addition, a 404 Permit from the Corp of Engineers must be obtained as needed prior to the start of construction.

Staff will recommend that the SDCL 11-6-19 Review be approved if the above referenced information is submitted for review and approval prior to Planning Commission approval.