

STAFF REPORT
September 10, 2009

No. 09SR048 - SDCL 11-6-19 Review to construct a water main, storm sewer and drainage improvements on public property **ITEM 21**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 09SR048 - SDCL 11-6-19 Review to construct a water main, storm sewer and drainage improvements on public property
EXISTING LEGAL DESCRIPTION	The unplatted S1/2 NE1/4 less Rainbow Ridge Subdivision and less right-of-way, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 61.89 Acres
LOCATION	At the western terminus of Sagewood Street and Alma Street
EXISTING ZONING	Low Density Residential District (Planned Development Designation) - Park Forest District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Agriculture District - General Agriculture District (Pennington County)
South:	Low Density Residential District
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/29/2009
REVIEWED BY	Travis Tegethoff / Mary Bosworth / Patsy Horton

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to construct a water main, storm sewer and drainage improvements on public property be continued to the **October 8, 2009** Planning Commission meeting.

GENERAL COMMENTS: **(Update, September 2, 2009. All revised and/or added text is shown in bold print.) This item was continued to the September 10, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that**

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this item be continued to the October 8, 2009 Planning Commission meeting.

(Update, August 17, 2009. All revised and/or added text is shown in bold print.) This item was continued to the August 27, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the September 10, 2009 Planning Commission meeting.

(Update, July 27, 2009. All revised and/or added text is shown in bold print.) This item was continued to the August 6, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the August 27, 2009 Planning Commission meeting.

(Update, July 14, 2009. All revised and/or added text is shown in bold print.) This item was continued to the July 23, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the August 6, 2009 Planning Commission meeting.

(Update, June 26, 2009. All revised and/or added text is shown in bold print.) This item was continued to the July 9, 2009 Planning Commission meeting to allow the applicant to submit the required information. To date, no additional information has been submitted. As such, staff recommends that this item be continued to the July 23, 2009 Planning Commission meeting.

The applicant has submitted SDCL 11-6-19 Review to extend a water main and install storm drainage improvements at the western end of Sagewood Street. This project is associated with an agreement between the developer and the City of Rapid City. The developer is responsible for the design of the booster station and the design and construction of the water transmission main.

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 construction is a public utility requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Master Plan: Staff noted that proposed road system does not match the previously approved Layout Plat (#04PL014) for the property. As such, staff recommends that this item be

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continued to the **October 8, 2009** Planning Commission meeting to allow the applicant to submit a revised master plan demonstrating adequate access to the adjacent properties.

Access: Staff noted that the applicant is proposing a 12 foot wide gravel surface to provide access to the proposed improvements. However, a minimum 20 foot wide all-weather surface is required for emergency vehicle access. In addition, no easements are currently in place to provide access the proposed public utilities. As such, staff recommends that this item be continued to the **October 8, 2009** Planning Commission meeting to allow the applicant to submit revised plans for review and approval and to record the required easements with the Pennington County Register of Deeds Office.

Water Main: Water main plans prepared by a Registered Professional Engineer showing the extension of a water main on the legally described property have been submitted for review and approval. Staff is recommending that prior to Planning Commission approval, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Drainage: A grading and drainage plan prepared by a Registered Professional Engineer for the legally described property has been submitted for review and approval. Staff is recommending that prior to Planning Commission approval, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to approval by the Planning Commission, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if required.

Redline Comments: Staff is recommending that prior to Planning Commission approval, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Staff recommends that the SDCL 11-6-19 Review be continued to the October 8, 2009 Planning Commission meeting to allow the applicant to submit the additional information as identified above.