

STAFF REPORT  
January 21, 2010

---

**No. 09SR117 - SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property**

---

**ITEM 29**

GENERAL INFORMATION:

APPLICANT	South Dakota Game Fish and Parks
AGENT	Ferber Engineering Co., Inc.
PROPERTY OWNER	South Dakota Game Fish and Parks
REQUEST	<b>No. 09SR117 - SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of NWE Subdivision and the Dean Lane right-of-way adjacent to Lot 2 of NWE Subdivision, Block 2 of Tract G, Lots 3 and 4 of Block 1 of Tract G, Lots 5, 6 and 9 of Tract G and the north 30 feet of the west 100 feet of Lot 7 and the east 124 feet of Lots 7 and 8 of Meadowwood, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.36 acres
LOCATION	4130 Dean Lane
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Low Density Residential District
East:	General Commercial District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/11/2009
REVIEWED BY	Patsy Horton / Karley Halsted

RECOMMENDATION:

**Staff will recommend that the SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property be approved if the following issues are addressed prior to Planning Commission approval:**

- 1. All necessary changes shall be made to the construction plans as identified on**

**No. 09SR117 - SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property** **ITEM 29**

---

- the red lined drawings. In addition, the revised construction plans and the red lined drawings shall be returned to the Growth Management Department for review and approval;
2. Recorded copies of the associated Pedestrian Access Easement and the Public Access Easement are provided;
  3. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to allow a 22 foot wide pavement section for Dean Lane in lieu of the minimum 26 foot wide pavement section as per the Street Design Criteria Manual;
  4. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to the Street Design Criteria Manual to allow the centerline for Dean Lane to be 9.4 feet offset from the center of the right-of-way;
  5. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to the Street Design Criteria Manual to allow a public accessible turn-around on State property in lieu of a turn-around in the Dean Lane public right-of-way;
  6. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to the Street Design Criteria Manual to allow a 36 foot wide approach onto Dean Lane in lieu of the required 26 foot wide approach;
  7. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to the Street Design Criteria Manual to allow sidewalk on the north side of Dean Lane in lieu of sidewalks on both sides of Dean Lane; and
  8. Approval of this SDCL 11-6-19 Review also hereby grants an Exception to the Street Design Criteria Manual to waive the requirement to construct public sanitary sewer and water within the Dean Lane right-of-way.

**GENERAL COMMENTS: (Update, January 13, 2010. All revised and/or added text is shown in bold print.)** This item was continued to the January 21, 2010 Planning Commission meeting to allow the applicant to submit revised information. The applicant has revised the site plan to reflect the required subdivision improvement changes. Additionally, the applicant has indicated that State is in the process of returning the signed Pedestrian Access Easement and the Public Access Easement. As such, staff will recommend approval if recorded copies of these documents are submitted prior to Planning Commission's consideration of this item.

The applicant has submitted an SDCL 11-6-19 Review application to allow construction of a street in public right-of-way and to extend public utilities on public property. The property is owned by the State of South Dakota and is the future site of the South Dakota Game, Fish and Parks Outdoor Campus West. The site will be used for offices, vehicle repair and maintenance, vehicle storage, equipment storage, an outdoor campus, and educational classrooms. In addition, the applicant has submitted an associated Vacation of Right-of-Way application (#09VR009) vacating a portion of Dean Lane and an associated Vacation of Easement application (#09VE018) vacating a portion of a sanitary sewer easement.

The property is located west of Sturgis Road, south of Knutson Lane and north of Dean Lane, zoned Public District and currently void of any structural development.

STAFF REPORT  
January 21, 2010

---

**No. 09SR117 - SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property** **ITEM 29**

---

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review application to allow construction of a street in public right-of-way and to extend public utilities on public property and has noted the following considerations:

Outdoor Campus SDCL 11-6-19 Review: On December 24, 2009, the applicant submitted an application for an SDCL 11-6-19 Review for the Outdoor Campus facility. This application included the required drainage and erosion control plan information; however, as of this writing, staff has not had an opportunity to review the additional information. As such, staff recommends that the SDCL 11-6-19 Review be continued to allow the two associated SDCL 11-6-19 Review applications to be considered concurrently.

**The applicant has submitted a Drainage Plan and an Erosion Control Plan for review and approval. In addition, staff has reviewed and approved the plans.**

Street System: The applicant is proposing to construct Dean Lane as a two lane facility with a 22 foot paved surface. The Rapid City Street Design Criteria Manual identifies that a collector/industrial street shall be located within a minimum of 59 feet of dedicated right-of-way and constructed as a 26 foot paved surface. As such, the applicant will need to submit revised road construction information to meet the minimum requirements or obtain approval of an Exception to the Street Design Criteria Manual to reduce the minimum street width requirements. Additionally, a fire apparatus turnaround must be provided at the terminus of Dean Lane. As such, staff recommends that this item be continued to allow the applicant an opportunity to provide additional information regarding a proposed cul-de-sac and/or fire apparatus turnaround design at both termini of Dean Lane.

**The applicant submitted a revised site plan identifying changes to the proposed Dean Lane design and construction plans demonstrating compliance with the Subdivision Regulations, including the redesign of Dean Lane, including sidewalk connections along Sturgis Road. The applicant has also proposed a Public Access Easement on private property to address the cul-de-sac requirements for a typical dead end street section. As such, staff will recommend approval if copies of the recorded Public Access Easement are submitted prior to Planning Commission's consideration of this item.**

Water System: The applicant has submitted construction plans detailing the relocation and reconstruction of an 8 inch water main through the site, including the required water analysis prepared by a Registered Professional Engineer. The Utility System Master Plan includes the installation of a 12 inch water main within the Knutson Lane right-of-way. As such, the applicant has submitted a request for reimbursement of the oversizing costs associated with upgrading the 8 inch water main to a 12 inch water main within the Knutson Lane right-of-way. Based on the proposed 8 inch water main through the site connecting to a 12 inch water main in the Knutson Lane right-of-way, the applicant has demonstrated that adequate fire and industrial flows are being provided.

STAFF REPORT  
January 21, 2010

---

**No. 09SR117 - SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property** **ITEM 29**

---

**Sewer System:** The applicant has submitted construction plans detailing the relocation and reconstruction of an 8 inch sewer main through the site. The proposed system appears to comply with the adopted Utility System Master Plan.

Staff will recommend that the SDCL 11-6-19 Review to allow construction of a street in public right-of-way and to extend public utilities on public property be approved if recorded copies of the associated Pedestrian Access Easement and the Public Access Easement are provided prior to Planning Commission's consideration of this item.