

STAFF REPORT

March 4, 2010

No. 10SR008 - SDCL 11-6-19 to construct a public street, to install water and sewer and to install ADA curb ramps

ITEM 30

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Rich Marsh for CETEC Engineering
PROPERTY OWNER	N/A
REQUEST	No. 10SR008 - SDCL 11-6-19 to construct a public street, to install water and sewer and to install ADA curb ramps
EXISTING LEGAL DESCRIPTION	East St. Andrew Right-of-way adjacent to Lots 22 thru 42 of Block 27, Lots 28 thru 53 of Block 28, Lots 1 thru 26 of Block 29 and Lots 1 thru 21 of Block 30 all of Sunnyside Replat Subdivision, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.59 acres
LOCATION	East St. Andrew Right-of-way between Elm Avenue and Lincoln Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District - Neighborhood Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/3/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 to construct a public street, to install water and sewer and to install ADA curb ramps be approved if the following is submitted prior to Planning Commission approval:

1. An Exception to the Street Design Criteria Manual shall be obtained for the driveway slopes to connect the reconstructed street to the existing driveways.

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GENERAL COMMENTS: The applicant submitted a SDCL 11-6-19 Review to construct a public street, to install water and sewer and to install ADA curb ramps. In particular, the applicant is proposing to reconstruct approximately 1,300 feet of E. Saint Andrew Street between Lincoln Avenue and Elm Avenue. The applicant is also proposing to construct an 8-inch PVC water main to replace the existing 20-inch water main and attach service taps to the new water main. In addition, the applicant has proposed to construct an 8-inch PVC sewer main to replace the existing 8-inch VCP sewer main and replace sewer services to the property line. The applicant has also proposed to install ADA curb ramps at all intersecting streets.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council has adopted a comprehensive plan, then no street, park or public way, ground, place, space, no public building or structure, no public utility, whether publically 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 street improvement is a public improvement and the property 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 request and has noted the following considerations:

Construction Plans: As previously stated, the applicant is proposing to reconstruct approximately 1,300 feet of E. Saint Andrew Street as it extends east from Lincoln Avenue with two through lanes to Elm Avenue. In addition, the applicant is proposing to construct an 8-inch PVC water main to replace the existing 20-inch water main and attach service taps to the new 8-inch PVC water main. The applicant has proposed to construct an 8-inch PVC sewer main to replace the existing 8-inch VCP sewer main and replace sewer services to the property line. The applicant has also proposed to install ADA curb ramps at all intersecting streets.

Exceptions have been approved for the water main location, sewer main location and for insulating the existing 20-inch water main. A request for an exception to the Street Design Criteria Manual has been submitted for the slope of driveways to connect the reconstructed roadway to the existing driveway. Prior to Planning Commission approval, an Exception to the Street Design Criteria Manual for the driveway slope to connect the reconstructed street to the existing driveway must be obtained.

Sidewalk: The construction plans show a 5 foot wide curb sidewalk to be reconstructed along both sides of Maple Avenue. The sidewalk extends to the north of E. Saint Andrew Street for approximately 17.5 feet along Maple Avenue before connecting with the existing sidewalk. The sidewalk extends to the south of E. Saint Andrew Street for approximately 10 feet before connecting with the existing sidewalk. The Street Design Criteria Manual states that a minimum four foot wide property line sidewalk shall be provided along a local street with parking on two sides of the street. Parking is allowed on both sides of Maple Avenue in

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the area where the sidewalks will be reconstructed. As the curbside sidewalk is a reconstruction of an existing sidewalk, no exception will be required for the installation of the curbside sidewalk along Maple Avenue.

Permits: The applicant should be aware that an Air Quality permit must be obtained from the City prior to any surface disturbance of one or more acres. In addition, a Permit to Work in the Right-of-way must be obtained as needed prior to the start of construction.

The location and extent of the proposed reconstruction of E. Saint Andrew Street, the proposed installation of water and sewer mains and the proposed installation of ADA curb ramps are consistent with the adopted Comprehensive Plan and the related regulations. As such, staff will recommend that the SDCL 11-6-19 Review be approved if the item identified above is submitted prior to Planning Commission approval.