

STAFF REPORT
May 22, 2008

No. 08SR038 - SDCL 11-6-19 Review to extend a public utility

ITEM 49

GENERAL INFORMATION:

APPLICANT	Rocky Mountain Pipeline System, LLC
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Copperfield Land Company, LLC
REQUEST	No. 08SR038 - SDCL 11-6-19 Review to extend a public utility
EXISTING LEGAL DESCRIPTION	An unplatted parcel of land located in the SE1/4 NW1/4 and the NE1/4 SW1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.4 Acres
LOCATION	At the northern terminus of Copperfield Drive
EXISTING ZONING	Low Density Residential with a Planned Development Designation
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Development Designation)
South:	Low Density Residential District (Planned Development Designation)
East:	Light Industrial District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	Rapid Valley Sanitary District Water/Sewer
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow the extension of a public utility be approved if the following additional information is submitted:

1. Prior to Planning Commission approval, the applicant shall dedicate and record the proposed pipeline easement; and,
2. Prior to Planning Commission approval the applicant shall provide an erosion and sediment control plan signed and sealed by a licensed Professional Engineer in accordance with the Rapid City Storm Quality Manual.

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GENERAL COMMENTS:

The property is located south of Homestead Street and east of Copperfield Drive. The property is currently zoned General Commercial Low Density Residential with a Planned Development Designation. The property to the north is currently Medium Density Residential with a Planned Development Designation. The Property to the east is currently zoned Light Industrial District. The property to the west is currently zoned Low Density Residential with a Planned Development Designation is currently zoned General Commercial with a Planned Residential Development. The property to the west is currently zoned General Commercial.

The applicant is proposing to relocate approximately 3,300 feet of an existing section of the Rocky Mountain Pipeline approximately 25 feet east of the current location. The pipe line is currently located within a fifty foot easement. In conjunction with this request the applicant has also submitted a Preliminary Plat file #(08PL065) to create 20 residential lots as Phase 1B of the Copperfield Vistas Subdivision

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review request to extend a public utility and noted the following considerations:

Pipeline Easement:

The Rocky Mountain Pipeline is currently located within an existing 50 foot wide "No-Build Easement" along the eastern portion of the property. A condition of development of the easement states that "No dwelling, building, structure, or area of congregation may be within fifty (50) feet of Rocky Mountain Pipeline's pipeline unless the pipelines are provided with a minimum 48 inches of cover". Leaving the pipeline in its current location precludes reasonable building envelopes on each of the proposed lots shown on the associated Preliminary Plat. As such, the applicant has submitted this SDCL11-6-19 Review to relocate the pipeline approximately 25 feet east. In addition, the construction plans for the pipeline project show that the pipeline will have 60 inches of cover. Subsequently, relocating the pipeline as proposed will allow adequate building envelopes on each of the proposed lots. Staff is recommending that prior to Planning Commission approval, an additional easement be recorded at the Register of Deed's Office for the relocated pipeline.

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 the 11-6-19 approval by the Planning Commission, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Air Quality: The applicant should be aware that prior to the issuance of a building permit, the applicant must provide documentation of an Air Quality Permit.

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No. «Filenumber» - «Action»

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