

STAFF REPORT

June 6, 2002

No. 02SR009 - 11-6-19 SDCL Review to allow public improvements ITEM 21

GENERAL INFORMATION:

PETITIONER	TSP Three, Inc.
REQUEST	No. 02SR009 - 11-6-19 SDCL Review to allow public improvements
EXISTING LEGAL DESCRIPTION	Block 34, 35, 36, 37, 46, 47, 48, and the west 145 feet of Block 49, Airport Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.74 acres
LOCATION	At the intersection of Curtis Street and Lindbergh Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District/Low Density Residential District
East:	Public District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/10/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review be continued to the June 20, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS:

The Pennington County Housing Authority is proposing to construct a parking lot in the northeast corner of the subject property. The subject property is located at the intersection of Lindbergh Street and Wood Avenue. Currently, six multi-family units and two off-street parking areas are located on the property. The applicant is proposing to relocate one of the parking areas to the northeast side of three of the multi-family units. The site plan submitted with this request shows that the parking lot will be paved with asphalt and curb and gutter will be installed around the perimeter of the parking lot and the access aisles. The demolition plan shows that the pavement in the existing parking lot located on the southwest side of the multi-family units will be removed and the approaches to this parking lot closed.

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STAFF REVIEW: SDCL 11-6-19 requires that prior to construction of any street, park or other public way, ground, place, space, public building or structure, or public utility the location and extent thereof shall be submitted to and approved by the Planning Commission. Staff has reviewed the proposed parking lot construction for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The North Rapid Neighborhood Area Future Land Use Plan identifies the property as appropriate for development as multi-family land uses. The zoning and existing land use appear to be consistent with the adopted land use plan.

Staff has noted a few site plan issues that must be addressed prior to consideration by the Planning Commission:

Drainage: The site grading and drainage plan for the parking lot relocation shows a storm inlet in the southwest corner of the proposed parking lot. The inlet discharges through a pipe that is buried between two of the multi-family units. The Engineering Division has noted that the site grading plan does not provide an overflow channel between the multi-family units to convey storm water in the event the inlet is inundated with storm water. Staff is requesting that the applicant revise the grading plan to provide channel between the multi-family units of the appropriate depth to insure that storm water is channeled away from the multi-family units.

Off-Street Parking: The site plan submitted with this request included the location of 26 parking stalls on the property. The Off-Street Parking Ordinance requires that when 26 parking stalls are provided, two of the stalls be reserved for exclusive use by persons with disabilities. Staff is recommending that the applicant revise the site plan to show the location of two handicap-accessible parking stalls and that one of those stalls be van-accessible.

Fire Hydrants: Currently, fire hydrants are located at the corner of Lindbergh Street and Wood Avenue and at the south entrance to the parking area that is being relocated. The relocation of the paved parking area and access to the property to the northeast side of the multi-family units increases the distance from the fire hydrant to the location where an emergency vehicle would access the property by more than allowed by the Uniform Fire Code. The Fire Department Staff has requested that the applicant submit a revised site plan identifying the location of one additional on-site fire hydrant.