

STAFF REPORT

January 22, 2004

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**No. 03SR050 - 11-6-19 SDCL to allow the construction of a parking lot**      **ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Alliance of Architects and Engineers for Pennington County Housing and Redevelopment
REQUEST	<b>No. 03SR050 - 11-6-19 SDCL to allow the construction of a parking lot</b>
EXISTING LEGAL DESCRIPTION	Tract A of Lot 2, NW1/2 SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.105 acres
LOCATION	636 Cathedral Drive
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	General Commercial District/Low Density Residential District
South:	General Commercial District
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/24/2003
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL to allow the construction of a parking lot be approved with the following stipulations:

1. Prior to initiation of construction, a Right-of-Way Work Permit must be obtained;
2. All work performed in the street right-of-way must comply with City street design standards;
3. The access aisle provided through the parking lot must be a minimum of 20 feet wide;
4. Prior to initiation of construction, a Building Permit must be obtained; and,
5. If one acre or more of surface area is disturbed by construction, an Air Quality Permit must be obtained.

GENERAL COMMENTS:

The applicant is proposing to construct a second access to the parking lot at the Valley View

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Apartments from Oakland Street. The applicant is also proposing to provide 14 additional off-street parking stalls along the north side of the building. The property is owned by the Pennington County Housing and Redevelopment Commission, which is a publicly funded organization.

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". As previously indicated, the property is owned by a publicly funded organization requiring that the Planning Commission review and approve of the proposed construction on publicly owned property.

#### STAFF REVIEW:

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

#### Right-of-Way Work Permit:

Staff noted that the plans submitted indicate construction work to be performed in Oakland Street which is a public right-of-way. Prior to initiation of construction, a Right-of-Way Work Permit must be obtained. Staff also noted that any work performed in the street right-of-way must comply with City street design standards.

#### Fire Apparatus Access:

The Fire Department staff noted that the access provided to the parking lot must continually meet the required 20 foot wide minimum. The Fire Department staff also noted that no apparatus turnaround would be required because drive through access is provided.

#### Building Permit:

Staff noted that a Building Permit is required for the construction of a parking lot. Prior to initiation of construction on the parking lot and access, a Building Permit must be obtained.

#### Air Quality:

Staff noted that an Air Quality Permit will be required if one acre or more of surface area is disturbed by construction.

#### Parking Lot Layout:

The proposed parking lot addition is in compliance with all provisions of the Zoning Ordinance. The driveway approach has a width of 25 feet with 26 feet of access aisle provided for the new parking stalls. The stalls measure a minimum of nine feet wide and have a minimum depth of 18 feet.

Staff recommends approval of the 11-6-19 SDCL Review with the above stated stipulations.