

STAFF REPORT

June 24, 2004

No. 04SR035 - 11-6-19 SDCL Review to allow construction of a student drop off lane on public property **ITEM 8**

GENERAL INFORMATION:

PETITIONER	Renner & Associates for the Rapid City Area School District #51-4
REQUEST	No. 04SR035 - 11-6-19 SDCL Review to allow construction of a student drop off lane on public property
EXISTING LEGAL DESCRIPTION	Lot 2, Pine View Terrace Subdivision, located in the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.55 acres
LOCATION	4503 Park Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District /Medium Density Residential District w/PD
West:	Low Density Residential District w/PD
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/09/2004
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow construction of a student drop off lane on public property be approved with the following stipulations:

1. Prior to the initiation of grading or construction on the subject property, a Building Permit shall be obtained;
2. Prior to initiation of grading or construction within the public right-of-way, a Right-of-Way Construction Permit shall be obtained;
3. Prior to issuance of a Building Permit a revised site plan shall be submitted addressing the redlined comments by Staff;
4. On-site drainage and grading shall accommodate, or be consistent with, future sidewalk construction if no sidewalk is provided at the time of the student drop-off lane construction; and,

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5. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met.

GENERAL COMMENTS: The subject property is located west of Park Drive between Wonderland Drive and Corral Drive. Currently Southwest Middle School and Corral Drive Elementary School are located on the subject property. In 1991 a Conditional Use Permit (file #1047) was approved to allow a school on the subject property. There were no stipulations associated with the approval. At that time the subject property was zoned Low Density Residential requiring a Conditional Use Permit. In 1993 the subject property was rezoned to Public (file #1182), which allows schools as a permitted use. The applicant is now seeking an SDCL 11-6-19 Review approval to allow the construction of a 24 foot wide and approximately 500 feet long drop-off lane on the subject property. This area will be used for student drop off and pick up.

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 proposed construction is on publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

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:

Building Permit: Staff noted that a Building Permit shall be obtained prior to any grading, or construction on the subject property.

Right-of-Way Permit: The applicant's site plan shows construction in the public right-of-way along Corral Drive. Prior to initiation of grading or construction within the public right-of-way, a Right-of-Way Construction Permit shall be obtained.

Traffic Signage: The applicant's site plan does not show any traffic control signage at the intersection of Corral Drive and the proposed student drop-off lane. Staff noted that Stop signs should be placed at the intersection of the student drop-off lane and Corral Drive with Do Not Enter signs located on the reverse. Staff also noted that Right Lane Must Turn Right and Left Lane Must Turn Left signs should be placed along the student drop-off lane approximately 200 feet from its intersection with Corral Drive. Prior to issuance of a Building Permit a revised site plan shall be submitted addressing the redline comments by Staff. Staff also encourages the applicant to provide traffic control signage near the school to assure all student drop-off's are on the west side, and no parking or stopping is permitted in the east lane.

Pedestrian Access: The applicant's site plan does not show the construction of sidewalks along Corral Drive or along the proposed student drop-off lane. Staff encourages the applicant to install sidewalks along the north side of Corral Drive from the intersection of Corral Drive

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and Park Drive to the proposed student drop-off lane, and along the west side of the proposed student drop-off lane from Corral Drive to the existing sidewalk provided at the school building. Staff noted that on-site drainage and grading should accommodate or be consistent with future sidewalk construction if no sidewalk is provided at the time of the student drop-off lane construction.

The applicant's site plan shows a crosswalk, near the flag pole, across the proposed student drop-off lane. Staff encourages the applicant to stripe a second crosswalk further south, near the soccer field to accommodate pedestrian access from the soccer field to the school.

Fire Safety: Staff indicated that the proposed student drop-off lane is in compliance with the Uniform Fire Code. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met.

Parking: Staff noted that the existing site is in compliance with the site plan approved as part of the Conditional Use Permit in 1991 and Section 17.50.270 of the Rapid City Municipal Code. Because this is a minimal expansion and no additional traffic will be generated to the site by this expansion, no additional parking is required with this request. However, any future expansion of the site may require additional parking.

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