

STAFF REPORT
July 22, 2004

No. 04SR036 - 11-6-19 SDCL Review to allow use of public right-of-way for parking

ITEM 40

GENERAL INFORMATION:

PETITIONER	Our Redeemer Lutheran Church
REQUEST	No. 04SR036 - 11-6-19 SDCL Review to allow use of public right-of-way for parking
EXISTING LEGAL DESCRIPTION	Lots 24 thru 38 of Block 9, Millard Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.21 acres
LOCATION	910 Wood Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/10/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow use of public right-of-way for parking be approved with the following stipulations:

1. Prior to initiation of grading or construction within the public right-of-way, a Right-of-Way Construction Permit shall be obtained;
2. Prior to issuance of a Right-of-Way Construction Permit, plans stamped by a professional engineer shall be submitted for review and approval for street section, curb, gutter, and drainage design;
3. Prior to Planning Commission approval, a grading plan shall be submitted for review and approval to insure proper drainage is provided through the parking area;
4. Prior to issuance of a Right-of-Way Construction Permit, a revised site plan showing the power pole and mailbox relocated to an area outside of the parking area or located within an island to prevent interference with parking stalls;
5. If the power pole is relocated, the relocation shall be coordinated with all affected utilities;

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6. The proposed parking stalls shall be angled at 45 degrees or less to accommodate parking stalls that meet the required dimensions of Section 17.50.270 of the Rapid City Municipal Code;
7. The proposed parking area shall not interfere with Fire Department access to the Fire Department Connection for the sprinkler system located on the building; and,
8. Prior to Planning Commission approval, the City Council shall review and approve the proposed construction of parking spaces in the public right-of-way.

GENERAL COMMENTS: (This Staff Report was revised on July 12, 2004. All revised and/or added text is shown on bold text.) This item was continued at the July 8, 2004 Planning Commission meeting to allow the City Council to review and approve of the proposed construction of parking spaces in the public right-of-way.

The request was heard by the Public Works Committee on July 13, 2004. The Public Works Committee sent the item to the City Council with a recommendation to approve. The item will be heard by the City Council on July 19, 2004.

The subject property is a 230 feet by 19 feet four inches portion of public right of way located on the east side of Wood Avenue abutting the property located at 910 Wood Avenue. On April 8, 2004 the Planning Commission approved, with stipulations, a Planned Residential Development-Initial and Final Development Plan to allow a church to be located in the Medium Density Residential Zoning District. The applicant is now requesting an SDCL 11-6-19 Review approval to allow the construction of on-street parking stalls within the public right-of-way along the east side of Wood Avenue in front of the existing church.

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 Permit: Staff noted that the proposed construction is located within public right-of-way. Prior to initiation of grading or construction within the public right-of-way, a Right-of-Way Construction Permit must be obtained. Staff also noted that plans stamped by a professional engineer must be submitted for review and approval for street section, curb, gutter, and drainage design prior to issuance of a Right-of-Way Construction Permit.

Grading and Drainage: Staff noted that no grading or drainage plan was submitted with the application. Prior to Planning Commission approval, a grading plan must be submitted for review and approval to insure proper drainage is provided through the parking area.

Power Pole and Mailbox Location: The applicant's site plan shows a power pole and mailbox located in the area proposed for parking stalls. Prior to issuance of a Right-of-Way Construction Permit, a revised site plan showing the power pole and mailbox relocated to an area outside of the parking area or located within an island to prevent interference with parking stalls. Staff also noted that if the power pole is relocated, the relocation must be coordinated with all affected utilities.

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Parking Angle: The applicant's site plan shows the proposed parking area to be 19 feet four inches in width. Staff noted that the proposed parking stalls must be angled at 45 degrees or less to accommodate parking stalls that meet the required dimensions of Section 17.50.270 of the Rapid City Municipal Code.

Fire Safety: The applicant's site plan appears to provide adequate access to the sprinkler system connection for the Fire Department. Staff noted that the proposed parking area must not interfere with Fire Department access to the Fire Department Connection for the sprinkler system located on the building.

Right-of-Way Width: Staff noted that Wood Avenue is identified as a Sub-Collector on the Major Street Plan. The Street Design Criteria Manual requires a 52 foot wide right-of-way with a 27 foot wide pavement section. Currently Wood Avenue is an 80 foot wide right-of-way with a 27 foot wide pavement section. The location of on-street parking in this portion of Wood Avenue should not affect the traffic flow on the street.

On-Site Parking: As part of the review for the Planned Commercial Development-Initial and Final Development Plan, it was identified that 26 off-street parking stalls were required for the proposed church. The applicant's site plan shows 38 off-street parking stalls will be provided. The additional parking requested as part of this SDCL 11-6-19 Review does not count towards the on-site parking requirement.

City Council Approval: This request will be on the July 6, 2004 City Council agenda for their review and approval. Prior to Planning Commission approval, the City Council must review and approve the proposed construction of parking spaces in the public right-of-way.

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