

STAFF REPORT
July 22, 2004

No. 04SR040 - 11-6-22 SDCL Review to allow the purchase of property and construction of street improvements **ITEM 7**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 04SR040 - 11-6-22 SDCL Review to allow the purchase of property and construction of street improvements
EXISTING LEGAL DESCRIPTION	Lots 21-23, less Lot H1; and, E1/2 vacated alley adjacent to said lots, Block 1, Hannant Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.262 acres
LOCATION	109 44th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the 11-6-22 SDCL Review to allow the purchase of property and construction in the public right-of-way be approved.

GENERAL COMMENTS: The subject property is located at the northwest corner of South Canyon Road and 44th Street. The City of Rapid City is proposing to purchase property to accommodate the reconstruction of the intersection of West Chicago Street, South Canyon Road and 44th Street. The applicant is seeking an SDCL Review to allow the purchase of property and construction of street improvements.

South Dakota Codified Law 11-6-22 states that "...the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land for any street or other public way, ground, place, property, or structure, shall have been submitted to and approved by the Planning Commission". As previously indicated the request is for the acquisition of additional public land and the proposed construction of street

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

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-22 Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Street Reconstruction: The proposed intersection reconstruction will consist of widening the public right-of-way, installing new pavement, curb, gutter, and public utilities. Staff noted that the purpose of the project is to improve the street connectivity and intersection functionality. Staff also noted that the project will improve the existing water, sewer, and drainage utilities in the area. Staff noted that this project will be a positive improvement to the existing public right-of-way and utilities provided. The proposed construction complies with the Rapid City Municipal Code and the Street Design Criteria Manual.

Staff recommends approval of the SDCL 11-6-22 Review.