

STAFF REPORT  
July 22, 2004

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**No. 04SR041 - 11-6-22 SDCL Review to allow the reconstruction of the Chapel Lane Bridge**      **ITEM 8**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04SR041 - 11-6-22 SDCL Review to allow the reconstruction of the Chapel Lane Bridge</b>
EXISTING LEGAL DESCRIPTION	Legally described as the Chapel Lane right-of-way originally identified as the Country Club Road right-of-way on the plat entitled "Country Club Road and Lot Q" located in the NE1/4 of SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota,
LOCATION	Along Chapel Lane south of Jackson Boulevard
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District w/PCD
East:	Flood Hazard District
West:	Flood Hazard 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 reconstruction of the Chapel Lane Bridge be approved with the following stipulation:

1. Prior to initiation of construction, a Flood Plain Development Permit shall be obtained.

GENERAL COMMENTS: The subject property is located in the public right-of-way along Chapel Lane south of Jackson Boulevard and north of Shore Drive. The City of Rapid City is proposing to reconstruct the Chapel Lane Bridge over Rapid Creek, widening it from two lanes to three lanes. The applicant is seeking an SDCL 11-6-22 Review approval to allow the reconstruction of the Chapel Lane Bridge.

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".

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The proposed bridge construction is located in the public right-of-way which is 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:

Bridge Reconstruction: Currently Chapel Lane is paved to a width of three lanes both north and south of the bridge over Rapid Creek. The applicant has indicated that the proposed bridge reconstruction will make the bridge consistent with the existing three lanes of pavement both north and south of the bridge. Staff noted that the proposed bridge construction is needed to accommodate the increase in traffic to the Chapel Lane area and to improve vehicle turning movements at the intersection of Chapel Lane and Jackson Boulevard. The proposed bridge construction will be a positive improvement to the area. The proposed construction complies with the Rapid City Municipal Code and the Street Design Criteria Manual.

Flood Plain Development Permit: Staff noted that the bridge is located within the hydraulic floodway. Prior to initiation of construction, a Flood Plain Development Permit must be obtained.

Staff recommends approval of the SDCL 11-6-22 Review with the previously stated stipulation.