

STAFF REPORT
July 22, 2004

No. 04SR043 - 11-6-22 SDCL Review to allow the reconstruction of a portion of a public street **ITEM 10**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 04SR043 - 11-6-22 SDCL Review to allow the reconstruction of a portion of a public street
EXISTING LEGAL DESCRIPTION	Lemmon Avenue from Monroe Street to College Avenue
PARCEL ACREAGE	Approximately 0.262 acres
LOCATION	Lemmon Avenue from Monroe Street to College 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	06/25/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the 11-6-22 SDCL Review to allow the reconstruction of a portion of a public street be approved with the following stipulation:

1. A fire hydrant shall be installed at the intersection of Lemmon Street and Van Buren Street to insure adequate fire protection for the area.

GENERAL COMMENTS: The subject property is located in the public right-of-way along Lemmon Street south of College Avenue and north of Monroe Street. The City of Rapid City is proposing to reconstruct three blocks of Lemmon Street. The applicant is seeking an SDCL 11-6-22 Review approval to allow the reconstruction of a portion of Lemmon Street which is public right-of-way.

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". The proposed reconstruction is in the public right-of-way which is publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

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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 installing new storm sewer, water, sanitary sewer, and pavement including curb and gutter. The applicant has also indicated that the existing storm sewer will be removed and replaced with a six foot by 14 foot precast concrete box to alleviate street flooding. Staff noted that the proposed street reconstruction is needed to improve the existing condition of Lemmon Avenue. Staff also noted that the existing drainage culvert does not meet the current requirements of the Drainage Criteria Manual. The proposed construction will be a positive improvement to the area by improving street condition and drainage. The proposed construction complies with the Rapid City Municipal Code and the Street Design Criteria Manual.

Fire Hydrant: Staff noted that there are currently fire hydrants located at all intersections within the proposed construction area except for the intersection of Lemmon Street and Van Buren Street. Staff noted that a fire hydrant shall be installed at the intersection of Lemmon Street and Van Buren Street to insure adequate fire protection for the area.

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