

STAFF REPORT
July 22, 2004

No. 04SR044 - 11-6-19 SDCL Review to allow the construction of a parking lot on public property **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Renner & Associates for the Rapid City Area School District #51-4
REQUEST	No. 04SR044 - 11-6-19 SDCL Review to allow the construction of a parking lot on public property
EXISTING LEGAL DESCRIPTION	The unplatted portion of the west 900 feet of the north 500 feet of the SW1/4 SE1/4, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.25 Acres
LOCATION	4901 West Chicago Street
EXISTING ZONING	Public 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	06/16/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a parking lot 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. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met;
4. Prior to issuance of a Building Permit, details for the connection to the storm sewer system and drainage calculations including inlet capacity, storm sewer capacity and increased runoff shall be provided for review and approval; and,
5. The parking plan shall continually comply with all requirements of the Parking Ordinance.

GENERAL COMMENTS: The subject property is located on the south side of West Chicago Street between Pinedale Drive to the west and Wedgewood Drive to the east. Currently the

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Pinedale Elementary School is located on the subject property which is publicly owned. The Rapid City Area School District is proposing to construct an additional parking lot on the subject property. The applicant is seeking an SDCL 11-6-19 Review approval to allow the construction of a parking lot on public property.

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 SDCL 11-6-19 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 West Chicago Street. Prior to initiation of grading or construction within the public right-of-way, a Right-of-Way Construction Permit shall be obtained.

Fire Safety: Staff indicated that the proposed parking lot is longer than 150 feet which would normally require a turn around to accommodate fire apparatus. However, the location of the proposed parking lot in such close proximity to the street and existing structure will preclude the need for a turn around. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met.

Drainage System: The applicant's site plan does not show the storm sewer system connection details or the drainage calculations. Prior to issuance of a Building Permit, details for the connection to the storm sewer system and drainage calculations including inlet capacity, storm sewer capacity and increased runoff shall be provided for review and approval.

Parking Lot Design: The site plan submitted shows 35 parking stalls with two of the proposed stalls being handicapped accessible and one of those being van accessible. The proposed parking lot is in compliance with all applicable provisions of Section 17.50.270 of the Rapid City Municipal Code. Staff noted that the parking plan shall continually comply with all requirements of the Parking Ordinance.

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