

STAFF REPORT
October 7, 2004

No. 04SR054 - SDCL 11-6-19 Review to allow the installation of a flagpole on public property **ITEM 12**

GENERAL INFORMATION:

PETITIONER	Rapid City Girls ASA Softball
REQUEST	No. 04SR054 - SDCL 11-6-19 Review to allow the installation of a flagpole on public property
EXISTING LEGAL DESCRIPTION	Lot 2, Block 11, Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5 acres
LOCATION	4415 Parkview Drive - Parkview Softball Complex
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Public District
East:	Low Density Residential District/General Agriculture Distrit
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow the installation of a flagpole on public property be approved with the following stipulations:

1. Prior to any construction of the proposed flag pole, a Building Permit shall be obtained; and,
2. The flag pole shall be installed in accordance with all manufacturers specifications.

GENERAL COMMENTS: The subject property is located south of East Minnesota Street and west of Parkview Drive. The subject property is currently owned by the City of Rapid City. A Building Permit was issued for the existing ball fields, concessions building, and bleachers in May 2004. The applicant is now proposing to construct a 25 foot high flag pole on the subject 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,

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

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 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 must be obtained prior to any construction of the proposed flag pole. Staff noted that the flag pole manufacturer's specifications require at least six inches of concrete from the bottom of the footing excavation to the bottom of the pole. Staff noted that the flag pole must be installed in accordance with the manufacturer's specifications.

Utilities: Staff noted that the plans submitted did not show the location of any existing utility lines. Staff noted that the applicant should locate any existing utility lines prior to the footing excavation.

Location: Staff noted that the location of the proposed flag pole is a minimum of 100 feet from all property lines. Staff also noted that the proposed flag pole will be located in an existing landscaped area and will not impede any pedestrian mobility on hard surfaces.

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