

STAFF REPORT  
September 8, 2005

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**No. 05SR045 - SDCL 11-6-19 Review to allow the construction of a 20 foot by 20 foot Storage Shed to be used as equipment storage on public land**

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**ITEM 19**

GENERAL INFORMATION:

PETITIONER	Rob Danielson at Seco Construction
REQUEST	<b>No. 05SR045 - SDCL 11-6-19 Review to allow the construction of a 20 foot by 20 foot Storage Shed to be used as equipment storage on public land</b>
EXISTING LEGAL DESCRIPTION	Tract F and the north half of vacated Meade Street located south and adjacent to the west half of vacated Circle Drive and Lots 1 through 43 and the west half of vacated Lincoln Avenue adjacent to north half of vacated Grand Boulevard and Block A and half of vacated Circle Drive, a/k/a Park Circle located adjacent to said Block A and lots 1 through 43 and east half of vacated Lincoln Avenue adjacent to north half vacated Grand Boulevard and Block D through E and the south half vacated Grand Boulevard adjacent to said blocks south of Park, Block 20, Block A; Block 21,Block D; Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Adjacent to the north side of Indiana Street between Oak Avenue and Maple Avenue and South of Meade Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/4/2005
REVIEWED BY	Linda Foster / Michelle Horkey

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a 20 foot by 20 foot Storage Shed to be used as equipment storage on public land be approved with the following stipulations:

1. A twenty foot wide paved access to the storage shed shall be provided and,
2. A Building Permit shall be obtained for the shed.

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GENERAL COMMENTS: The subject property is located at 2 Indiana Street and is the location of South Middle School. The subject property is owned by the Rapid City School District, 51-4. The applicant is proposing to build an equipment storage shed.

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 Rapid City Planning Commission." The proposed construction is located on public property requiring that the proposed construction be reviewed and approved by the Rapid City Planning Commission as a part of an SDCL 11-6-19 Review.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of any construction.

Shed: The proposed storage shed is 20 feet wide by 20 feet in length or 400 hundred square feet in total size. The shed is to be constructed using a pre-treated lumber frame with light-sand colored metal sheeting. The walls are to be 9 feet high. The proposed storage shed meets all setback requirements and is in compliance with the zoning regulations.

Staff is recommending that the SDCL 11-6-19 Review be approved with the above stated stipulations.