

STAFF REPORT
May 25, 2006

No. 06SR040 - SDCL 11-6-19 Review to allow the construction of an access drive and parking lot improvements on public property **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Renner Engineering for the Rapid City School District
REQUEST	No. 06SR040 - SDCL 11-6-19 Review to allow the construction of an access drive and parking lot improvements on public property
EXISTING LEGAL DESCRIPTION	Lots S-1 and C of Marshall Heights Tract, located in the SE1/4 SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35.42 Acres
LOCATION	1501 North Maple Avenue
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development) - Medium Density Residential District
South:	Office Commercial District - Low Density Residential District
East:	Low Density Residential District - Medium Density Residential District
West:	Medium Density Residential District - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/11/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow the construction of an access drive and parking lot improvements on public property be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction; and
2. A stop sign shall be placed at the point of access onto N. Maple Avenue.

GENERAL COMMENTS: The applicant is seeking a SDCL 11-6-19 Review approval to allow the construction of an access drive from N. Maple Avenue onto the subject property and resurfacing and re-striping the parking lot, all on public property. The subject property is located north of Anamosa Street and west of N. Maple Avenue.

STAFF REPORT
May 25, 2006

No. 06SR040 - SDCL 11-6-19 Review to allow the construction of an access drive and parking lot improvements on public property **ITEM 17**

The current access to the subject property is located directly opposite Crestwood Drive along N. Maple Avenue. This access will be removed and the new access to the property will be approximately 285 feet south of the current access and directly opposite a private drive. The parking lot to be improved is located at the northwest corner of the building and is the location of the staff parking lot.

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 subject property is publicly owned land requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request 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.

Traffic Sign: Staff is recommending that all necessary signage be in place, including a stop sign, at the point of access onto N. Maple Drive.

Safety: The new access to North Middle School appears to be a safer location. Currently, vehicles turning off Maple Avenue onto the access drive into the school have difficulty due to the steep incline of the access driveway. Busses particularly will bottom out going through the intersection. During the winter months, when the streets become icy or snow packed at that location, vehicles have a very difficult time negotiating the driveway to the school. Moving the access point farther south will reduce the grade and make the driveway to the school much safer for all vehicles. Traffic at the intersection of Crestwood Drive and N. Maple Avenue will have safer access without the conflict of school traffic.

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