

STAFF REPORT

July 6, 2006

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**No. 06SR051 - SDCL 11-6-19 Review to construct a parking lot on public property**      **ITEM 57**

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GENERAL INFORMATION:

PETITIONER	Renner Engineering Company for Rapid City Area School District No. 51
REQUEST	<b>No. 06SR051 - SDCL 11-6-19 Review to construct a parking lot on public property</b>
EXISTING LEGAL DESCRIPTION	Block 9, all of Knollwood Heights Subdivision No. 2, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .67 acres
LOCATION	1701 Downing Street
EXISTING ZONING	Public 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	5/30/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a parking lot on public property be approved with stipulations:

2. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, a revised plan showing stop signs being placed at the point of access onto Herman Street and Crestwood Drive shall be submitted for review and approval;
3. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, an erosion and sediment control plan shall be submitted for review and approval;
4. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, a drainage plan that includes calculations demonstrating run-off from improvements does not exceed pre-development flow rates or a detention facility is provided shall be submitted for review and approval; and,
5. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, an exception to the Street Design Criteria Manual shall be obtained or a revised site indicating only two points of access on the subject property shall be submitted for review

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and approval.

GENERAL COMMENTS: The applicant is seeking a SDCL 11-6-19 Review approval to allow the construction of an access drive from Herman Street onto the subject property and constructing a parking lot with 46 parking stalls, all on public property. The subject property is located south of Crestwood Drive between Herman Street and Downing Street.

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 stop signs, at the point of access onto Herman Street and Crestwood Drive. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, a revised plan showing stop signs being placed at the point of access onto Herman Street and Crestwood Drive shall be submitted for review and approval.

Grading/Drainage: Staff noted that no erosion and sediment control plan was submitted as part of the application. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, an erosion and sediment control plan shall be submitted for review and approval. Staff also noted that no drainage plan was submitted as part of the application. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, a drainage plan that includes calculations demonstrating run-off from improvements does not exceed pre-development flow rates or a detention facility is provided shall be submitted for review and approval.

Access: Staff noted that the site has six points of access onto the subject property. The Street Design Criteria Manual only allows two points of access onto one lot. Prior to approval of the SDCL 11-6-19 Review application by Planning Commission, an exception to the Street Design Criteria Manual shall be obtained or a revised site indicating only two points of access on the subject property shall be submitted for review and approval.

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