

STAFF REPORT  
November 22, 2006

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**No. 06SR068 - SDCL 11-6-19 Review to allow construction of a storage shed**      **ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Renaee Kampa for Rushmore Soccer Club
REQUEST	<b>No. 06SR068 - SDCL 11-6-19 Review to allow construction of a storage shed</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the west 672.6 feet of the south 500 feet of the SW1/4 NE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.21 acres
LOCATION	North of the intersection of Derby Lane and East Minnesota Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District - Office Commercial District (Planned Commercial Development)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/19/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow construction of a storage shed be approved with the following stipulations:

1. The shed will be ten feet by twenty four feet and eight feet high at the peak in size and will be a yellow color with white trim and grey shingles; and,
2. A building permit must be obtained prior to construction.

GENERAL COMMENTS: The subject property is located north of the intersection of Derby Lane and East Minnesota Street. The subject property is currently zoned Low Density Residential District. The property located north, east and west of the subject property is zoned Low Density Residential District. Property located south of the subject property is zoned Low Density Residential District and Office Commercial District with a Planned Commercial Development. The soccer fields are located west and adjacent to the subject property. The LaCroix Links Golf Course is located north of the subject property. Undeveloped property is

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located east of the subject property. A commercial property and residential property are located south of the subject property and across E. Minnesota Street. The Rushmore Soccer Club proposes to construct a shed on the subject property to house soccer equipment and a golf cart used during tournaments. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of a storage shed 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 applicant is requesting that a storage shed be constructed on public property 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 considerations:

**Storage Shed:** The barn style shed will be ten feet by twenty four feet and will be eight feet high at the peak of the roof. The color of the shed will be yellow with white trim and have grey shingles. The shed will be located north of the northwest corner of the existing parking lot along E. Minnesota Street. A donated shed, currently located at the site, will be removed.

**Building Permit:** Prior to construction of the shed, a building permit must be obtained.

**Security:** The Rapid City Police Department has indicated that the applicant needs to be aware of security issues and take measures to make entry into the shed more difficult.

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be approved with the stipulations as stated.