

STAFF REPORT
November 21, 2007

No. 07SR049 - SDCL 11-6-19 Review to allow pavement of a parking lot on public property, and to allow pavement of a portion of public alley

ITEM 8

GENERAL INFORMATION:

APPLICANT/AGENT	Larry Chilstrom for City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07SR049 - SDCL 11-6-19 Review to allow pavement of a parking lot on public property, and to allow pavement of a portion of public alley
EXISTING LEGAL DESCRIPTION	Lot RU-301B of RU Lots, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.39 acres
LOCATION	West Boulevard North
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	9/21/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow paving of a parking lot on public property and to allow pavement of a portion of public alley be approved with the following stipulation:

- 1. Prior to approval by Planning Commission the applicant shall revise the site plan to eliminate the approach along West Boulevard North on the northern boundary of the property, or obtain an Exception to the Street Design Criteria to allow an approach that does not meet the 150 foot minimum spacing requirement.**

GENERAL COMMENTS:

(Updated November 13, 2007. All revised text is shown in bold.) On November 7, 2007 the applicant submitted a Flood Plain Development permit to the Growth Management Department. In addition the applicant also submitted a grading and paving plan that was

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approved by staff.

The applicant has indicated that they do not wish to close the approach along West North Boulevard located on the northern boundary of the property. Because the current approach locations do not meet the minimum 150 foot spacing requirements staff recommends that the applicant obtain an Exception to the Street Design Criteria Manual to allow an approach that does not meet the 150 foot spacing requirements, or revise the site plan to show the elimination of the approach prior to approval by the Planning Commission.

The applicant has submitted a SDCL 11-6-19 review to allow paving of a parking lot on public property, and to allow paving of a portion of public alley. The property is located at 211 West Boulevard North adjacent to the Executive Golf Course. A structure known as the "Friendship House" is currently located on the property. The property is currently zoned Medium Density Residential.

South Dakota Codified Law 11-6-19 states:...whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission".

STAFF REVIEW:

Staff has reviewed the applicant's SDCL 11-6-19 request and noted the following considerations:

SITE PAVING:

The parking lot on the property as well as the abutting alley currently have gravel surfacing. As noted the applicant is requesting to pave the parking lot and the portion of the alley that abuts the property. Staff has noted that the entrance from the alley into the parking lot is severely eroded. Staff recommends that this entrance be adequately graded or repaired prior to approval by Planning Commission. The applicant has not provided grading plans or other data demonstrating that storm water can be adequately drained from the site once paving has taken place. Staff recommends that the applicant submit additional grading and drainage information for review and approval prior to approval by Planning Commission.

ACCESS:

Currently the property is accessed by two approaches off of West Boulevard North. These approaches are currently 85 feet in apart. Staff has noted that these approaches do not meet the minimum spacing requirement of 150 feet for a collector street as per the Street Design Criteria Manual. Staff recommends that the approach located on the northern boundary of the property be closed. Staff finds that this would eliminate the inadequate spacing between approaches, and provide additional space for parking and landscaping. The site has an

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alternative means of access from the alley that abuts on the western boundary.

FLOOD PLAIN:

Staff has noted that the southwestern portion of the property is located within the federally designated 100 year flood plain. Staff recommends that prior to approval of the SDCL 11-6- 19 request that the applicant obtain a flood plain development permit.

Staff recommends that this item be continued to the November 8, 2007 Planning Commission meeting to allow the applicant time to submit additional information and to obtain a flood plain development permit.