

STAFF REPORT
April 24, 2008

No. 08SR028 - SDCL 11-6-19 Review to allow the construction of a parking lot on public property **ITEM 63**

GENERAL INFORMATION:

APPLICANT	David Miller for Youth & Family Services, Inc.
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR028 - SDCL 11-6-19 Review to allow the construction of a parking lot on public property
EXISTING LEGAL DESCRIPTION	Lot A of Block 12 of Wise's Addition, located in the SE1/4 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.99 acres
LOCATION	410 E. Monroe Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/27/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the Vacation of Right-of-Way Request shall be approved; and,
2. Prior to Planning Commission approval, exceptions to the Rapid City Street Design Criteria Manual for driveway location, separation, and number of driveways shall be obtained or the plans must be revised to meet the requirements of the Rapid City Street Design Criteria Manual.

GENERAL COMMENTS: The property is located north of Monroe Street between Waterloo Street and North Lacrosse Street at 401 East Monroe Street. The property is currently

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zoned Public District and is owned by the City of Rapid City. Youth and Family Services currently operates the facility located on the property. The properties located north, south and west of the property are zoned Medium Density Residential District. The properties located east of the property are zoned Public District. The applicant is requesting approval of a SDCL 11-6-19 Review to construct a parking lot on publicly owned land.

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 considerations:

Vacation of Right-of-Way: The applicant has submitted a Vacation of Right-of-Way Request (#08VR003) along the south side of the property to develop the proposed parking lot. This item was recommended for approval by the Planning Commission on March 27, 2008 and will be considered at the April 21, 2008 City Council meeting. As such, staff recommends that prior to Planning Commission approval of this application, the Vacation of Right-of-Way Request must be approved by City Council.

Exceptions: Staff noted that the submitted plans show an additional approach on the west end of the proposed parking lot. This will create three approaches to the property, which exceeds the maximum number of two approaches allowed by the Rapid City Street Design Criteria Manual. In addition, the proposed approach does not line up with the existing street or meet the separation requirements for a driveway per the Rapid City Street Design Criteria Manual. As such, staff recommends that prior to Planning Commission approval, exceptions to the Rapid City Street Design Criteria Manual must be obtained as identified or the plans must be revised to meet the requirements of the Rapid City Street Design Criteria Manual.

Parking: The applicant has submitted a plan to create 21 additional parking stalls on the property. Staff has reviewed the parking plan and noted that it complies with the minimum standards of Section 17.50.270 of the Rapid City Municipal Code.

Sidewalks: The applicant has submitted a plan showing the installation of a sidewalk on the property along the north side of the proposed parking lot to be used by the Youth and Family Services facility and the installation of a sidewalk in the public right-of-way along the south side of the proposed parking lot for public access. Staff recommends that both sidewalks be constructed for public access and safety.