

STAFF REPORT  
July 24, 2008

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**No. 08SR045 - SDCL 11-6-19 Review to allow a structure on public property**      **ITEM 50**

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GENERAL INFORMATION:

APPLICANT	Story Book Island Inc.
AGENT	Story Book Island, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 08SR045 - SDCL 11-6-19 Review to allow a structure on public property</b>
EXISTING LEGAL DESCRIPTION	Tract 8 (also in Sections 4 and 10, T1N, R7E) of the Rapid City Greenway Tract, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	1301 Sheridan Lake Road
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District - Office Commercial District
East:	Low Density Residential District
West:	Flood Hazard District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	5/27/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow a structure on public property be approved if the following additional information is submitted prior to Planning Commission approval:

1. The applicant shall submit a complete site plan including the property boundaries for review and approval;
2. The applicant shall submit elevations for the shed or pictures of the completed shed for review and approval; and,
3. The applicant shall obtain a Flood Plain Development Permit.

GENERAL COMMENTS: (Update: July 14, 2008. All revised and/or added text is shown in bold.) This item was continued to the July 24, 2008 Planning Commission meeting

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because all of the required information had not been submitted. The applicant was called on July 14, 2008 to inform him that the Planning Commission recommended to continue this item until the July 24, 2008 Planning Commission meeting with the requirement that the applicant submit the additional required information and be present at the July 24, 2008 Planning Commission meeting to answer any questions. As of this writing no additional required information has been submitted. Staff will recommend approval of the SDCL 11-6-19 Review to allow a structure on public property if the additional information above is submitted for review and approval prior to the July 24, 2008 Planning Commission meeting. The property is located at 1301 Sheridan Lake Road. The property is located south of Rapid Creek, north of Jackson Boulevard and west of Sheridan Lake Road. The property is zoned Flood Hazard District. The property to the north is zoned Park Forest District, the properties to the south are zoned Low Density Residential District and Office Commercial District. The property to the east is zoned Low Density Residential District. The applicant has constructed a 480 square foot shed for the storage of Christmas lights. An SDCL11-6-19 Review is required for the project. The applicant is now seeking approval of the previously constructed shed.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review request to allow a structure on public property and noted the following considerations:

Site Plan: A complete site plan was not submitted with this application. Prior to Planning Commission approval the applicant must submit a complete site plan including the boundaries of the property for review and approval.

Elevations: Elevations of the shed were not submitted with the application. Prior to Planning Commission approval the applicant must submit elevations or photographs of the shed for review and approval. The elevations must include a list of building materials that identify the color of the shed.

Building Permit: The building was constructed without a building permit. Prior to Planning Commission approval the applicant must obtain a building permit.

Flood Plain: It appears that the shed is located within the 100 year flood plain. Prior to Planning Commission approval the applicant must obtain a Flood Plain Development Permit.