

STAFF REPORT
July 24, 2008

No. 08SR061 - SDCL 11-6-19 Review to allow construction of a public parking lot **ITEM 55**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	South Dakota Department of Transportation and Montana Dakota Utilities
REQUEST	No. 08SR061 - SDCL 11-6-19 Review to allow construction of a public parking lot
EXISTING LEGAL DESCRIPTION	Lot 1 of Dan's Supermarket Tract Revised less Lot H1 of the Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.519 acres
LOCATION	Southeast of the intersection of Omaha Street and Fifth Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	6/27/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

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

1. The applicant shall address all redlined comments and return the redlined drawings to Growth Management for review and approval;
2. The applicant shall submit a revised parking plan identifying a minimum of two handicap accessible parking stalls; and,
3. The applicant shall submit a revised site plan identify all existing water and sewer mains

STAFF REPORT
July 24, 2008

No. 08SR061 - SDCL 11-6-19 Review to allow construction of a public parking lot **ITEM 55**

- for review and approval.
4. A minimum of 23,250 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary.
 5. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

GENERAL COMMENTS: The property is located at the south east corner of Omaha Street and Fifth Street. An electronic billboard is currently located on the north east corner of the property. An agreement exists on the property that grants Lamar Advertising an eight foot strip of land along the eastern edge of the property for signage. The City of Rapid City is currently in the process of obtaining the property from the South Dakota Department of Transportation. A portion of this site is also owned by Montana Dakota Utilities. The City is proposing to develop a 48 stall parking lot.

South Dakota Codified Law 11-6-19 states that “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”.

The proposed parking lot is being constructed on property that is being acquired by the City of Rapid City and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 and has noted the following considerations:

Zoning: The property is currently zoned General Commercial District. The Comprehensive Plan identifies the property as General Commercial. A parking lot is an allowed use in the General Commercial Zoning District. As such, the construction of a parking lot is an appropriate use of the property.

Redlined Comments: Prior to Planning Commission approval the applicant must address all redlined comments and return the redlined drawings to Growth Management Department.

Handicap Parking: The site plan that was submitted for this project identifies the construction of 48 parking stalls. However, the plan does not identify any handicap parking. The Rapid City Municipal Code Section 17.50.270 requires that a minimum of two handicap accessible parking stalls be provided in parking lots that have between 26 and 50 parking stalls. As such, prior to Planning Commission approval, the applicant must submit a revised parking

STAFF REPORT
July 24, 2008

No. 08SR061 - SDCL 11-6-19 Review to allow construction of a public parking lot **ITEM 55**

plan identifying a minimum of two handicap accessible parking stalls.

Utility Services: The site plan that was submitted for this project did not identify the existing water and sewer lines on the property. Prior to Planning Commission approval the applicant must submit a revised site plan identify all existing water and sewer lines for review and approval.

Building Permit: The applicant should be aware that prior to construction a Building Permit must be obtained and prior to occupancy a Certificate of Occupancy must be obtained.

Landscaping: The landscaping plan that was submitted for this project identifies more than the required 22,554 landscaping points. As such, a minimum of 23,250 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary.

Lighting: All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

Signage: The applicant should be aware that an agreement exists on the property that allows Lamar Advertising to place signage on an eight foot wide strip of land located along the eastern edge of the property. Any changes or additions to the existing sign will require the review and approval of a new SDCL 11-6-19 review.

Surfacing: The parking lot will contain 48 striped parking stalls. The new parking lot will be paved to City design standards.