

STAFF REPORT
August 21, 2008

No. 08SR069 - SDCL 11-6-19 Review request to allow construction of a parking lot on public property

GENERAL INFORMATION:

APPLICANT	Rushmore Plaza Civic Center
AGENT	FMG, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR069 - SDCL 11-6-19 Review request to allow construction of a parking lot on public property
EXISTING LEGAL DESCRIPTION	Tract 24 of Rapid City Greenway Tracts, located in the SE1/4 and SW1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.7 acres
LOCATION	220 North Fifth Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Flood Hazard District
East:	Flood Hazard District - General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/25/2008
REVIEWED BY	Travis Tegethoff / 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 staff for review and approval;
2. the applicant shall submit revised plans for review and approval providing the required number of handicap parking stalls or the applicant shall demonstrate the required number of handicap parking stalls is provided at an alternative location for the Civic Center development;
3. The applicant shall obtain a floodplain development permit; and,

STAFF REPORT
August 21, 2008

No. 08SR069 - SDCL 11-6-19 Review request to allow construction of a ITEM 57 parking lot on public property

4. The approaches shall be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant shall obtain an exception to the Rapid City Street Design Criteria Manual.

GENERAL COMMENTS: The property is located south of New York Street and east of North Fifth Street. The property is part of the Rapid City park system and a parking lot is currently located west of the proposed parking lot expansion.

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 owned 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:

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy. Staff also noted that plans shall be stamped by a Registered Professional Engineer or Architect per SDCL 36-18A.

Sign Permit: Staff noted no additional signage is proposed as part of this application. The applicant should be aware that any future signage would require approval a separate 11-6-19 Review.

Air Quality Permit: Staff noted that an air quality permit shall be obtained prior to construction.

Zoning: The property is currently zoned Flood Hazard District. A parking area is a permitted use in the Flood Hazard Zoning District. As such, the construction of a parking lot is an appropriate use of the property. However, a portion of the project is located in the 100 year floodplain. As such, prior to Planning Commission approval a floodplain development permit shall be obtained.

Approaches: Staff noted that the proposed approaches on New York Street exceed the maximum width for an approach to a commercial site. Staff noted that the approaches must be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant shall obtain an exception to the Rapid City Street Design Criteria Manual.

STAFF REPORT
August 21, 2008

No. 08SR069 - SDCL 11-6-19 Review request to allow construction of a ITEM 57 parking lot on public property

As such, staff recommends that prior to Planning Commission approval the approaches must be revised to a maximum width of 28 feet per the Rapid City Street Design Criteria Manual or the applicant must obtain an exception to the Rapid City Street Design Criteria Manual.

Parking: The applicant is proposing to construct 500 additional parking stalls on the property. The proposed parking lot meets the minimum aisle width and stall dimensions as required per Chapter 17.50.270 of the Rapid City Municipal Code.

Handicap Parking Stalls: The 500 parking stalls require 9 handicap parking stalls per Section 17.50.270 of the Rapid City Municipal Code. The site plan identifies two proposed handicap parking stalls. Staff recommends that prior to Planning Commission approval the applicant must submit revised plans for review and approval providing the required number of handicap parking stalls or the applicant must demonstrate the required number of handicap parking stalls is provided at an alternative location for the Civic Center development.

Landscaping: A minimum of 519,405 landscaping points are required. The applicant's site plan identifies that 523,600 landscape points are being provided within the developed area which exceeds the minimum requirements of the Landscape Regulations. In addition, the applicant is providing landscape islands and a sidewalk through the parking lot to access the park property to the south.

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.

Redline Comments: Staff is recommending that prior to Planning Commission approval, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.