

STAFF REPORT
September 25, 2008

No. 08SR062 - SDCL 11-6-19 Review to allow the construction of a storage shed on public property **ITEM 50**

GENERAL INFORMATION:

APPLICANT/AGENT	Rapid City Area School District #51-4
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR062 - SDCL 11-6-19 Review to allow the construction of a storage shed on public property
EXISTING LEGAL DESCRIPTION	Lot A of the SW1/4 NW1/4 and the south ten feet of the vacated West Flormann Street, Section 10, unplatted, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.2 acres
LOCATION	3125 West Flormann Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Park Forest District
East:	Public District
West:	Flood Hazard District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	7/9/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be approved if complete elevations for the proposed shed are submitted for review and approval prior to Planning Commission approval.

GENERAL COMMENTS: (Update: September 12, 2008. All revised and/or added text is shown in bold.) This item was continued at the September 4, 2008 Planning Commission meeting because all of the required information had not been submitted. As of this writing the applicant has not submitted complete elevations for the proposed shed. Staff will inform the Planning Commission at the September 25, 2008 Planning Commission meeting if the required information has not been submitted. The property is located at 3125 West Flormann Street. The property is the location of the Meadowbrook Elementary School. The property is zoned Public District. The properties to

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the north and west are zoned Flood Hazard District. The property to the south is zoned Park Forest District. The property to the east is zoned Public District.

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 location for the shed is 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 Review and has noted the following considerations:

Site Plan: A complete site plan drawn to scale was not submitted for this project. The applicant must submit a complete site plan drawn to scale identifying the property boundaries for review and approval. As such, staff recommends the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be continued to the August 21, 2008 Planning Commission meeting.

Elevations: The plan that was submitted did not include elevations for the proposed structure. The applicant must submit building elevations that are to scale and include building materials and colors for review and approval by Growth Management staff. As such, staff recommends the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be continued to the August 21, 2008 Planning Commission meeting.

Flood Plain Development Permit: The proposed structure is located within the 100 Year Federally Designated Flood Plain and will require a Flood Plain Development Permit. The applicant has not submitted a Flood Plain Development Permit to date. As such, staff recommends the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be continued to the August 21, 2008 Planning Commission meeting to allow the applicant to submit the required information.

Location: The applicant is requesting to place the shed in front of the building on the north west side of the school. This section of the school is not accessible to traffic. West Florman Street has a do not enter sign to the east of the location of the proposed shed. After visiting the site, staff noted that the proposed shed will be replacing two existing sheds located at the same location. The location of the proposed shed will be out of site of most residential structures in the area. The property to the north of the location of the proposed shed has several trees and will act as a natural barrier between the shed and any residential structures. As such, staff concurs with the applicant that the proposed shed location is appropriate.

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Staff will recommend that the SDCL 11-6-19 Review to allow the construction of a storage shed on public property be approved if adequate elevations for the proposed shed are submitted prior to Planning Commission approval.