

STAFF REPORT
October 9, 2008

No. 08SR062 - SDCL 11-6-19 Review to allow the construction of a storage shed on public property **ITEM 46**

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.

GENERAL COMMENTS: (Update: September 29, 2008. All revised and/or added text is shown in bold.) This item was continued at the September 25, 2008 Planning Commission meeting to allow the applicant to be present to answer questions. Staff has notified the applicant that the Planning Commission has requested that he be present at the October 9, 2008 Planning Commission meeting.

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

STAFF REPORT
October 9, 2008

No. 08SR062 - SDCL 11-6-19 Review to allow the construction of a storage shed on public property **ITEM 46**

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. On July 18, 2008 the applicant submitted a complete site plan for review and approval.

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. **On September 23, 2008 the applicant submitted elevations for the proposed shed for review and approval. The elevations indicate the shed will have a wood fiber siding and will be tan in color. The shed is not constructed with the same material as the school. However, it will fit relatively well with the existing school building.**

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. **On August 18, 2008 a Flood Plain Development Permit was approved for the property.**

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.

Staff will recommend that the SDCL 11-6-19 Review to allow the construction of a

STAFF REPORT
October 9, 2008

No. 08SR062 - SDCL 11-6-19 Review to allow the construction of a storage shed on public property **ITEM 46**

storage shed on public property be approved if the applicant is present as requested by the Planning Commission.