

STAFF REPORT
April 9, 2009

No. 09SR020 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 19**

GENERAL INFORMATION:

APPLICANT/AGENT	Rapid City Area School District 51/4
PROPERTY OWNER	South Dakota Health and Education Facility
REQUEST	No. 09SR020 - SDCL 11-6-19 Review to allow the construction of a structure on public property
EXISTING LEGAL DESCRIPTION	Tract A of Marshall Subdivision of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.1 acres
LOCATION	800 Mickelson Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Low Density Residential District - General Commercial District - Light Industrial District
East:	No Use District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/13/2009
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a structure on public property be continued to the April 23, 2009 Planning Commission meeting.

GENERAL COMMENTS: The property is located at 800 Mickelson Drive. The property is currently zoned Public District. The adjacent property to the north is currently zoned Public District. The adjacent properties to the south are currently zoned Low Density Residential District, General Commercial District and Light Industrial District. The adjacent property to the east is currently zoned No Use District and the adjacent property to the west is currently zoned Low Density Residential District. The applicant is proposing to construct a 2,520 square foot building that will be used for storage.

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

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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 storage building 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 to allow the construction of a structure on public property and noted the following considerations:

Site Plan: The site plan that was submitted with this application was not drawn to scale. Prior to Planning Commission approval, the applicant must submit a complete site plan that is drawn to scale for review and approval. The site plan must include a complete parking plan and a complete landscaping plan. In addition, the site plan must demonstrate the location of all underground utilities and services.

Landscaping Plan: The plans that were submitted with this application did not include a landscaping plan. Prior to Planning Commission approval, the applicant must submit a complete landscaping plan for review and approval. The landscaping plan must be drawn to scale and include the total number of landscaping points that are provided on the property and the species and size of plants that are provided.

Parking Plan: As previously mentioned, the site plan that was submitted with this application identified parking on the property. However, the plans were not drawn to scale and did not include dimensions of the parking spaces that exist on the property. Prior to Planning Commission approval, the applicant must submit a complete parking plan for review and approval. The parking plan must be drawn to scale and include the total number of parking stall being provided. In addition, the applicant must provide information detailing the existing uses on the property and a calculations demonstrating that the required parking spaces are being provided.

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a structure on public property be continued to the April 23, 2009 Planning Commission meeting to allow the applicant to submit a complete site plan, landscaping plan and a Complete parking plan.