

STAFF REPORT
March 25, 2010

No. 10SR006 - SDCL 11-6-19 Review to construct structures on public property **ITEM 22**

GENERAL INFORMATION:

APPLICANT/AGENT	Randy Lyons for City of Rapid City Parks and Recreation Department
PROPERTY OWNER	City of Rapid City
REQUEST	No. 10SR006 - SDCL 11-6-19 Review to construct structures on public property
EXISTING LEGAL DESCRIPTION	The S1/2 W1/2 SE1/4 NW1/4 and the N1/2 W1/2 SE1/4 NW1/4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	940 Skyline Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/25/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct structures on public property be approved.

GENERAL COMMENTS: The applicant has submitted a SDCL 11-6-19 Review to construct a structure on public property located at 940 Skyline Drive. A request was made to determine whether a plaque to identify Hangman's Hill along Skyline Drive was appropriate. Parks and Recreation staff and Historic Preservation Commission members reviewed the history of the site and determined a plaque was appropriate. Parks Department staff and Historic Preservation Commission members identified a location at the Dinosaur Park area and a design for the interpretive structure and plaque. The structure will be similar to other interpretive signs located on the property and will have a plaque identifying Hangman's Hill along with the history of the location.

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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 structure is located within the area covered by the Rapid City Comprehensive Plan requiring that the construction be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review to construct a structure on public property and has noted the following considerations:

Structure: The structure will be 30 inches by 30 inches in width and from 24 inches to 30 inches in height. The structure will be made by Parks Department staff with materials of stacked stone. A sign panel that is 16 inches by 20 inches will be located on the top of the stone base. The fiberglass sign panel will be fabricated by embedding the printed graphics with UV-resistant fiberglass and resins. The full-color sign panel will include the history and a picture of Hangman’s Hill. This structure will be similar in design to existing interpretive structures within the Dinosaur Park Concession area. Staff recommends that the plaque be constructed as proposed.

Location: The structure will be located in the center of the 10 foot wide sidewalk in the middle of the Dinosaur Park Concession parking lot. There will be 3.75 foot clearance on either side of the structure to provide ADA accessibility. A wheel stop will be installed behind the curb in the adjacent parking stalls to ensure that car overhang will not encroach into the sidewalk. The structure will be 12 feet from the street side of the sidewalk to the structure. Staff recommends that the plaque be located as proposed.

Sign Permit: A sign permit will be required prior to installing the structure.

The location and extent of the proposed plaque is consistent with the adopted Comprehensive Plan and related regulations. Staff recommends that the SDCL 11-6-19 Review to construct structures on public property be approved.