

STAFF REPORT
June 24, 2010

No. 10SR025 - SDCL 11-6-19 Review to allow structures on public property **ITEM 16**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Geiger Architecture
PROPERTY OWNER	City of Rapid City
REQUEST	No. 10SR025 - SDCL 11-6-19 Review to allow structures on public property
EXISTING LEGAL DESCRIPTION	Lots 20 thru 32 of Block 64 of the Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.04 acres
LOCATION	333 Sixth Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/28/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow structures on public property be continued to the July 8, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a SDCL 11-6-19 Review to allow a structure on public property. The proposed structure, a transit shelter and transfer island, will be approximately 20 feet wide by 170 feet long and 17 in height. The transit shelter will be located at 333 6th Street at the Milo Barber Transportation Center.

South Dakota Codified Law 11-6-19 states that “whenever and 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

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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 § 11-6-19, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission.” The request to allow a structure on public property requires Planning Commission review pursuant to the provisions of SDCL 11-6-19. In addition, the property is identified 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:

Construction Plans: The applicant did not submit construction plans with the application. The applicant must submit plans identifying circulation, drainage, utilities, grading and erosion control, traffic plan and alternate route map, and any proposed signage for review and approval. As such, staff recommends that this item be continued to the July 8, 2010 Planning Commission meeting to allow the applicant an opportunity to submit the required information.

Historic Review: The proposed structure is located within the environs of the Downtown Historic District and the individually listed historic properties of the Rapid City Fruit Company building and the Milwaukee Road Freight House building. As such, prior to issuance of a building permit, the applicant must complete a Historic Preservation 11.1 Review.

Staff recommends that the SDCL 11-6-19 Review to allow a structure on public property be continued to the July 8, 2010 Planning Commission meeting.