

STAFF REPORT
July 8, 2010

No. 10SR025 - SDCL 11-6-19 Review to allow structures on public property **ITEM 22**

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 **approved**.

GENERAL COMMENTS: **(Updated June 29, 2010. All revised and/or edited text is shown in bold print.) This item was continued to the July 8, 2010 Planning Commission meeting to allow the applicant to submit construction plans identifying circulation, drainage, utilities, traffic plan and alternate route map, and any proposed signage.**

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

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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 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:

Circulation: The submitted site plan identifies traffic circulation for the proposed transit shelter. The proposed transit shelter will divide the parking area into two one-way travel lanes. Buses accessing the site from the west will enter from Apolda Street and will park on the west side of the transit shelter. Buses accessing the site from the east will enter from the alley right-of-way off of 6th Street north of the property. These buses will park on the east side of the shelter. Buses parked on the west side of the shelter will exit the site via the alley right-of-way and travel east toward 6th Street. Buses parked on the east side of the transit shelter will exit the site via Apolda Street and will travel west toward 7th Street.

The applicant has indicated that circulation and access to the site will be limited during construction of the proposed transit shelter. However, the site plan submitted identifies that all buses will use the existing loading and unloading zone on the south side of the site on Apolda Street during construction.

Handicap Accessibility: The submitted site plan identifies that a handicap parking space will be located on the west side of the property, west of the proposed transit shelter. The site plan identifies that an accessible route is provided on the south side of the site along Apolda Street. In addition, the site plan identifies that an accessible route will be provided from the proposed transit shelter to the main building.

Design Features: The transit shelter is proposed to be an open canopy structures supported by eight columns. The canopy roof will be light gray in color and will be located 13 feet above ground level. The transit shelter will be approximately 155 feet long.

Utilities: The applicant has submitted a utility plan for review. The submitted utility plan indicates that the proposed structure will not cross any utility lines or easements.

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Signage: No additional signage is proposed as a part of the SDCL 11-6-19 Review. The addition of any additional signage to the site must comply with the requirements of the Sign Code.

Erosion and Sediment Control: The submitted application materials did not include any erosion and sediment control information. The applicant should be aware that erosion and sediment control information for the proposed project will be required at the time a building permit is applied for.

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. **The applicant obtained approval by the Historic Preservation Commission for the proposed structure at their meeting June 18, 2010.**

Staff recommends that the SDCL 11-6-19 Review to allow a structure on public property be **approved.**