



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

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June 10, 2011

MEMO

To: Rapid City Planning Commission

Re: PLANNED RESEDENTIAL DEVELOPMENT FOR LOT 1 OF ROBBINSDALE PARK ADDITION

The Rapid City Fire Department is planning an addition to Fire Station #4 located on Fairmont Blvd. The primary purpose of the addition is to provide separate dormitory quarters for the six staff at the station. The station was originally built prior to the department providing EMT Services. The addition will also provide training room and storage spaces similar to the new stations recently built.

The purpose of the planned development is to address two requested exceptions: parking and setbacks.

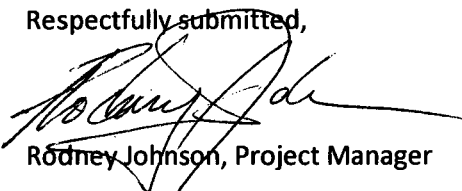
There are currently eight existing stalls plus one handicapped accessible stall. The six staff requires six stalls. Because of shift changes, the City has required an additional six stalls be available. We request that the department be allowed to use up to five stalls immediately adjacent to the west in the Hammerquist Baseball Field parking lot.

There is currently a setback of 33.7' at the southwest corner of the fire station apparatus bay. This is in violation of the required 35' setback. We request that the current setback be allowed.

The new addition is positioned to provide internal function of the spaces, to preserve the street-side landscaping and to allow permissible 5 percent accessible grades to the lower storage area. This results in a 12' rear yard setback in lieu of the required 25' setback. We believe this does not create a hardship to the adjacent property because the property is City-owned park space (Robbinsdale Park), does not encroach upon active park space, and is in an area currently maintained by the Fire Department. We request that the 12' rear setback be allowed.

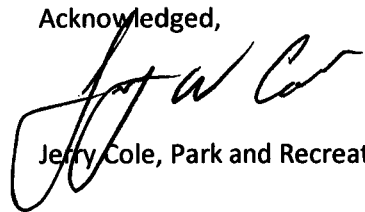
By signature, Rapid City Park and Recreation Director Jerry Cole acknowledges these requests and takes no exception to their implementation.

Respectfully submitted,



Rodney Johnson, Project Manager

Acknowledged,



Jerry Cole, Park and Recreation Director

RECEIVED

JUN 13 2011

Rapid City Growth
Management Department



EQUAL OPPORTUNITY EMPLOYER