



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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## Growth Management Department

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## MEMORANDUM

TO: Public Works Committee

FROM: Marcia Elkins, Growth Management Director

DATE: May 6, 2010

RE: Parking Determination for Central High School within the Civic Center District

Larry Hermanson, P.E. of Hermanson Egge Engineering has submitted the attached request for a parking determination for the expansion of Central High School. The request is for a parking determination of 1102 off-street parking spaces.

Pursuant to the provision of Chapter 17.48.060 of the Rapid City Municipal Code, off-street parking requirements for the Civic Center Zoning District are determined by the Rapid City Council. The Municipal Code specifically states that "because parking needs vary due to time requirements, shared parking may be permissible if so determined by the Common Council. Parking in one area of the Zoning district can be counted in the parking requirement in another area of the zoning district." As such, the City Council may review the parking needs of both Central High School as well as the other uses and available parking in the Civic Center District.

The most recent parking determination for the Civic Center District was approved by the City Council on March 1, 2010 for the Pow Wow Grounds. At that time it was identified that there were 3632 off-street parking spaces required for the existing uses and an additional 232 off-street parking spaces required for the Pow Wow Grounds. Based on the approved uses, a total of 3864 off-street parking spaces are currently required for the existing and approved uses in the Civic Center District.

The review in March also indicated that there are 4077 off-street parking spaces located within the Civic Center District, including the 1102 off-street parking spaces in place on the Central High School site. With the removal of 183 off-street parking spaces resulting from the proposed



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construction of the Pow Wow grounds there will continue to be 3894 off-street parking spaces available within the Civic Center District.

The off-street parking requirements for a high school are based on the provision of 1 space per employee and .33 spaces per student. The information provided by the applicant indicates that there will be 202 faculty members at the school and 1850 students at the school for a total off-street parking requirement of 813 spaces. Currently there are 1102 off-street parking spaces on the Central High School site and the same number of spaces will be provided when the construction is completed. The off-street parking significantly exceeds the anticipated number of spaces required for the use of the facility.

**Staff Recommendation: That the City Council determine that 813 off-street parking spaces be required for Central High School.**