

STAFF REPORT

July 3, 2002

No. 02SR010 - 11-6-19 SDCL Review for Six Pillars of Character Pavilion Proposal **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Michael Pelly for The Rapid City Area Character Counts Coalition
REQUEST	No. 02SR010 - 11-6-19 SDCL Review for Six Pillars of Character Pavilion Proposal
EXISTING LEGAL DESCRIPTION	All of Blocks 1 and 2, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Halley Park
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Light Industrial District
South:	High Density Residential District/Neighborhood Commercial District/General Commercial District
East:	Central Business District
West:	Light Industrial District/General Commercial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	5/24/2002
REPORT BY	Karen Bulman

RECOMMENDATION: **Staff recommends that the 11-6-19 SDCL Review for Six Pillars of Character Pavilion Proposal be continued until July 25, 2002 to allow the applicant time to consider alternative locations.**

GENERAL COMMENTS: **This staff report has been revised as of June 20, 2002. New or revised text is shown in bold print.** Michael Pelly for the Rapid City Area Character Counts Coalition is proposing to erect the Six Pillars of Character Exhibit Pavilion located in Halley Park. The six pillars would be approximately 12 feet in height and sit on a base that would be approximately 29 feet by 29 feet in dimension. The Rapid City Area Character Counts Coalition will complete this project when they have raised the necessary funds from private resources to fund this exhibit. **The existing structure located on the subject property is listed on the National Register.** As such, the **proposed pavilion is** subject to a formal 11.1 Review by the Historic Preservation Commission.

STAFF REVIEW: South Dakota Codified Law 11-6-19 states that "...whenever any such

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municipal council has adopted a comprehensive plan, then 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 until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission”.

There is no off-street parking currently available on the site. Seventeen parking spaces are located in the public right-of-way on the east side of the museum. The parking requirements for a museum are 3.3 spaces per 1000 square feet of gross floor area. The existing Museum does not comply with this requirement, as it was built prior to the current regulations and is a non-conforming use. Based on a parking rate of four off-street spaces per 1000 square feet, the proposed pavilion at Halley Park would require the provision of three off-street parking spaces. The Rapid City Area Character Counts Coalition plans to have this pavilion be a model for children and not necessarily a destination point. The Coalition has requested the Halley Park location due to the visibility of two major streets on either side of the property. The Coalition also considered the close proximity to the Science Fair to be an asset for this location. The Planning Commission must determine if adequate parking is available for the proposed use.

Staff has recommended that a sidewalk be constructed from the existing pedestrian walking system to the pavilion to accommodate foot traffic. A Building Permit must be obtained from the Building Inspection Department prior to any construction.

As the Halley Park Museum Building is an historic property and the location of the pavilion is adjacent to the building, the Historic Planning Commission has **conducted an 11.1 Review and found that the proposal would have an adverse impact. The proposal and Historic Preservation Commission’s findings have been sent to the State Office of History for review. Staff would like to continue this application to the July 25, 2002 Planning Commission meeting, to allow the applicant time to pursue other locations for the pavilion.**