

STAFF REPORT

April 26, 2001

No. 01UR013 - Use On Review to allow a Fire Station in the Low Density Residential District **ITEM 9**

GENERAL INFORMATION:

PETITIONER	City of Rapid City Fire Department
REQUEST	No. 01UR013 - Use On Review to allow a Fire Station in the Low Density Residential District
LEGAL DESCRIPTION	Lots A and B of Tract 3 of Rapid City Greenway Tracts, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.310 Acres
LOCATION	2902 Park Drive
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Flood Hazard District - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Use On Review to allow a Fire Station in the Low Density Residential District be approved with the following stipulations:

Engineering Division Recommendations:

1. A Floodplain Development Permit shall be obtained prior to any construction or development on the property;
2. Prior to issuance of a building permit, a site drainage plan, a grading plan and topographic information shall be submitted for review and approval;

Building Inspection Division Recommendations:

3. A building permit shall be obtained prior to any construction;
4. A Certificate of Occupancy shall be obtained prior to occupying the building addition;

Fire Department Recommendation:

5. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

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Air Quality Division Recommendation:

6. An Air Quality Permit shall be obtained prior to any disturbance of one acre or more of land;

Urban Planning Division Recommendations:

7. Other than serving as access to Lot A of Tract 3, Lot B of Tract 3 shall be used exclusively as park land;
8. The trees located along the south and east lot lines shall remain as a buffer and be maintained in a live state;
9. The site plan shall comply with all provisions of the Off-Street Parking Ordinance including the disabled parking requirements; and,
10. The Use on Review shall expire if the use for which it was granted has ceased for a period of two years or more. In addition, any other use of the property other than a fire station shall require a Major Amendment to the Use on Review.

GENERAL COMMENTS: The applicant is requesting approval of a Use on Review to allow a fire station on the above legally described property. Currently, Rapid City Fire Station No. 5 is located on the property.

The applicant is proposing to construct two 10 foot X 12 foot storage sheds along the east side of the existing building. Future development may include the construction a 20 foot X 50 foot bay onto the east side of the fire station in order to locate an additional fire truck on the property. The applicant has indicated that the sheds will be removed from the property at that time the bay is constructed.

The property is currently zoned Flood Hazard District. The fire station is not a permitted use in the Flood Hazard District and is currently an illegal structure and use on the property. A fire station is allowed as a Use on Review in the Low Density Residential District. In addition to the Use on Review request, the applicant has submitted a rezoning request to rezone the property from Flood Hazard District to Low Density Residential District. (See companion item # 01RZ007.)

STAFF REVIEW: Staff has reviewed this request and has noted the following issues:

Flood Concern: A portion of the subject property is located in the 100 year federally designated flood fringe. (Please note, the property is located outside of the boundaries of the 100 year hydraulic floodway.) The Engineering Division has indicated that a Floodplain Development Permit must be obtained prior to any construction or development on the property. In addition, a site drainage plan, a grading plan and topographic information must be submitted prior to the issuance of a building permit.

Signage and Lighting: The applicant has indicated that other than the existing lighting at the entrance(s) to the building, no additional lighting is proposed on the property. Currently, a ground sign is located at the entrance. The ground sign measures 6.5 feet X 10 feet and

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reads "City of Rapid City, Fire Department, Southwest Fire Station, 2902 Park Drive". The applicant has indicated that no additional signage is proposed on the property or on the building.

Parking: A minimum of four parking spaces is required in order to provide sufficient parking for the employees of the fire station. The applicant's site plan identifies that six off-street parking spaces are being provided. One of the spaces must be van handicap accessible. Staff is recommending that all provisions of the Off-Street Parking Ordinance including the disabled parking requirements be met.

Surrounding Land Use: Currently, the properties located south, east and west of the subject property are zoned Low Density Residential District with existing residential uses. Park Drive borders the property along the west lot line and Western Avenue borders the property along the north lot line. Several large trees are located along the east and south sides of the subject property and serve as a buffer between the fire station and the existing residences. Staff is recommending that the trees remain as a buffer and be maintained in a live state.

Notification: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission in the event these requirements are not met as required by the Zoning Ordinance. Staff has received several calls of inquiry regarding this request. None of the callers objected to the proposed Use on Review request.