

STAFF REPORT

April 25, 2002

No. 02SR001 - 11-6-19 SDCL Review

ITEM 20

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR001 - 11-6-19 SDCL Review
EXISTING LEGAL DESCRIPTION	Lot 2 of Owen Hibbard Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.4 acres
LOCATION	1950 Promise Drive
EXISTING ZONING	Public
SURROUNDING ZONING	
North:	Business Park
South:	Office Commercial/General Commercial
East:	General Commercial
West:	General Agriculture
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/16/2002
REPORT BY	Marcia Elkins

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, a revised grading plan noting all changes as outlined on the red-lined plans and including a sediment and erosion control plan shall be submitted for review and approval;
2. Prior to issuance of a building permit, a geotechnical report shall be submitted for review and approval;
3. Prior to occupancy of the structure, sidewalks shall be installed along the entire frontage of the property on Promise Drive or surety shall be posted;
4. Prior to issuance of a building permit, required revisions to the sewer and water plans shall be submitted for review and approval;

Fire Department Recommendations:

5. All construction shall comply with the comments and conditions outlined in the

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Plan Review Comment Sheet dated 3/18/02;

Air Quality Division Recommendations:

6. If one acre or more of the site is disturbed, an air quality permit shall be obtained;

Urban Planning Division Recommendations:

7. Prior to issuance of a building permit, a revised site plan identifying the property boundaries shall be submitted for review and approval. The site plan shall identify compliance with the minimum required setbacks for the Public zoning district;
8. Prior to issuance of a building permit, a revised site plan identifying compliance with all applicable landscaping requirements shall be submitted for review and approval;
9. Prior to issuance of a building permit, a revised site plan shall be submitted identifying compliance with the minimum off-street parking requirements. A minimum of one van accessible handicap parking stall shall be identified and all off-street parking spaces shall be identified as a minimum of 18 feet deep with a 26 foot minimum access aisle width; and,
10. The structure shall be used as a fire station, support areas, storage, alternate computer backup facility, city or county offices or as a community room. However, if the site is used for a community room, the number of off-street parking spaces provided shall meet the minimum requirement of the Rapid City Municipal Code.

GENERAL COMMENTS: The City of Rapid City is proposing to construct a four bay Fire station on Lot 2 of Owen Hibbard Subdivision. The parcel incorporates 6.38 acres of land and is located on South U.S. Highway 16 off of Promise Drive. The proposed structure will be two stories in height with living quarters and office areas for the Fire Department on the main level and additional unfinished area in the walkout basement. Possible uses of the basement include storage and Fire Station support areas, alternate computer backup location, alternate Emergency Operations Center, offices for the Pennington County Fire Coordinator and/or Emergency Management, Community Room and/or Police Substation.

Previously, a Conditional Use Permit was approved to allow the construction of a cellular tower on the same site. The tower is currently under construction and is generally located southwest of the proposed station site.

STAFF REVIEW: SDCL 11-6-19 requires that prior to the construction of any street, park, or other public way, ground, place, space, public building or structure, or public utility the location and extent thereof shall be submitted to and approved by the Planning Commission. Staff has reviewed the proposed fire station construction for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The Southwest Connector Neighborhood Future Land Use Plan identifies the property as appropriate for development as public land uses. The zoning and proposed land use appear to be consistent with the adopted land use plan.

A site plan was submitted and reviewed on March 12, 2002. At that time, staff requested

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that a complete site plan be provided identifying the boundaries of the property so that a determination could be made as to whether or not the structure complies with the required minimum setbacks. To date, a site plan identifying the property boundaries has not been submitted. In addition, the landscaping plan submitted to date does not comply with the requirements of the Zoning Ordinance. Landscaping improvements have been identified outside of the developed area of the site. In addition, 50 percent of the required plant material must be visible from the residential district to the west.

Based on the square footage of the structure and the proposed fire station use, 22 off-street parking spaces must be provided. This calculation was based on the basement area being used for office space. If the use is changed to a community room, additional off-street parking area may be required. The current plan identifies the provision of 30 spaces in compliance with the minimum requirements based on the office use of the basement area.

The applicant obtained approval of a Zoning Variance to allow a drive approach onto Promise Drive with a maximum width of sixty feet. The Fire Department requested the additional approach width to facilitate access from the site with the emergency vehicles.

The Fire Department has noted a number of revisions, comments or conditions that must be met prior to the issuance of a building permit for the construction of the structure.

The Engineering division has noted that a revised grading plan must be submitted prior to the issuance of a building permit. The plan must include sediment and erosion control measures. A copy of the geotechnical evaluation must also be submitted for review and approval by the Engineering Division prior to the issuance of the building permit. Sidewalks must be installed along the frontage of the property on Promise Drive prior to occupancy of the structure, or surety must be posted.

Staff finds that the location and extent of the proposed development, based on the recommended conditions of approval is consistent with the adopted Comprehensive Plan and the Zoning Regulations. Staff recommends approval of the SDCL 11-6-19 request for a fire station on Lot 2 of Owen Hibbard Subdivision.