

STAFF REPORT

April 25, 2002

No. 02SR002 - 11-6-19 SDCL Review

ITEM 21

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR002 - 11-6-19 SDCL Review
EXISTING LEGAL DESCRIPTION	Tract A-B of the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 28 acres
LOCATION	West Middle School - 1003 Soo San Drive
EXISTING ZONING	Public
SURROUNDING ZONING	
North:	Office Commercial/Medium Density Residential
South:	Public/Medium Density Residential
East:	Medium Density Residential/Federal land
West:	Office Commercial
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, additional information and minor corrections to the water, sewer and driveway approach designs shall be submitted for review and approval;
2. Prior to issuance of a building permit, additional drainage information shall be submitted for review and approval;
3. Site distance triangles shall be maintained at all times, including during construction on the site and following installation of all landscaping;

Fire Department Recommendations:

4. The gymnasium/community center shall be protected throughout with an approved fire sprinkler system meeting all applicable provisions of the NFPA 13; and,
5. Prior to issuance of a building permit, all conditions and comments as outlined in the Plan Review Comment Sheet dated February 18, 2002 shall be met.

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GENERAL COMMENTS: The Rapid City Area School District and the City of Rapid City have entered into an agreement for the construction and operation of a gymnasium/community center at West Middle School. The agreement is intended to allow the school to utilize the facility during normal school hours and provide gym space for the City's recreational programs and other community events at night and on weekends.

The proposed expansion would incorporate an additional 14,990 square feet of floor area. The existing school facility currently incorporates 56,591 square feet of floor area. The proposed addition will be constructed on the south side of the main school area adjacent to Soo San Drive. Sidewalks and landscaping will be extended to the existing parking area. A small expansion of the existing parking area will provide a drop off area for individuals using the facility.

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 gymnasium/community center for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The property in question is currently zoned Public. The Rapid City 2000 Plan identified the area as appropriate for schools and residential development. The City Zoning Ordinance allows schools as a permitted use in the Public Zoning District and a Conditional Use in the residential zoning districts. Thus, the proposed use is consistent with the adopted comprehensive plan for this area. It should be noted that the draft West Rapid Neighborhood Future Land Use Plan identifies the property in question as appropriate for school and public uses as well.

The proposed structure complies with the applicable setbacks. Ninety-five off-street parking spaces are required with the addition of the gymnasium/community center. A total of 105 off-street parking spaces have been provided. Adequate handicap parking has been included on the site plan. The off-street parking as proposed, appears to meet all of the applicable requirements of the code.

The applicant obtained a variance to waive the requirement that 50% of the required landscaping be provided within twenty feet of the off-street parking area. Adequate landscaping has been provided on the site to meet the total amount of landscaping required for the development.

The Fire Department has noted that the gymnasium/community center structure must be protected throughout with an approved fire sprinkler system meeting all applicable provisions of the NFPA 13. Additional comments and conditions have been provided to the applicant and must be met prior to the issuance of a building permit for the construction.

The Engineering Division has indicated that the site distance triangles must be maintained at all times, including during construction as well as following installation of the landscaping. Additional information and minor corrections are required to the water and sewer prior to

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issuance of a building permit. Reinforced concrete driveway and sidewalks must be installed in accordance with the City standards at all approach locations. Some additional drainage information must also be submitted prior to issuance of a building permit.

Staff finds that the proposed gymnasium/community center is in compliance with the adopted comprehensive plan and the adopted zoning ordinances. Staff recommends approval of the proposed gymnasium/community center in accordance with the recommended conditions of approval.