

STAFF REPORT

April 25, 2002

No. 02SR003 - 11-6-19 SDCL Review

ITEM 22

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR003 - 11-6-19 SDCL Review
EXISTING LEGAL DESCRIPTION	Tract F and the N1/2 vacated Meade Street located south and adjacent and the W1/2 vacated Circle Drive aka Park Circle located east and adjacent to said Tract F; Lot 1-43 and the W1/2 vacated Lincoln Avenue adjacent and the N1/2 vacated Grand Boulevard adjacent and vacated alley within Block 20 and the S1/2 vacated Meade Street north and 1/2 vacated Circle Drive aka Park Circle Drive; Block A and 1/2 vacated Circle Drive aka Park Circle located adjacent to said Block A; Lot 1-43 and the E1/2 vacated Lincoln Avenue adjacent and the N1/2 vacated Grand Boulevard adjacent and vacated alley within Block 21 and 1/2 vacated Circle Drive aka Park Circle adjacent; and, Block D-E and the S1/2 vacated Grand Boulevard adjacent to said blocks
PARCEL ACREAGE	Approximately 18 acres
LOCATION	South Middle School - 2 Indiana Street
EXISTING ZONING	Public
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Low Density Residential/Park Forest
East:	Medium Density Residential
West:	Medium Density Residential
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

STAFF REPORT

April 25, 2002

No. 02SR003 - 11-6-19 SDCL Review

ITEM 22

- 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 NFPA13; 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.

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 South 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 15,159 square feet of floor area. The existing school facility currently incorporates 73,627 square feet of floor area. The proposed addition will be constructed on the west side of the main school building adjacent to Indiana Street and Oak Avenue. The existing parking area will be removed and reconstructed to the west and south of the proposed addition.

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 public uses. Schools are a permitted use in the Public Zoning District. Thus, the proposed use is consistent with the adopted comprehensive plan for this area.

The proposed structure complies with the applicable setbacks. A total of 105 off-street parking spaces are required with the addition of the gymnasium/community center. A total of 106 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

STAFF REPORT

April 25, 2002

No. 02SR003 - 11-6-19 SDCL Review

ITEM 22

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 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.

STAFF REPORT

April 25, 2002

No. 02SR003 - 11-6-19 SDCL Review

ITEM
