

STAFF REPORT

November 7, 2002

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**No. 02SR022 - 11-6-19 SDCL Review to construct a public school in a Public Zoning District**      **ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Thurston Design Group for Rapid City Area School District Schools
REQUEST	<b>No. 02SR022 - 11-6-19 SDCL Review to construct a public school in a Public Zoning District</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the SE1/4 and the SW1/4 of NE1/4, located in Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	The northeast corner of Homestead Street and Aurora Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	none
DATE OF APPLICATION	10/11/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to construct a public school in a Public Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall submit a complete drainage plan for review and approval prior to Planning Commission approval;
2. The applicant shall resolve transportation networking problems including roadway locations and access locations prior to Planning Commission approval;

Air Quality Division Recommendations:

3. An air quality permit shall be submitted prior to a surface disturbance or more than one acre in area;

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#### Urban Planning Division Recommendations:

4. The applicant shall submit a revised site plan showing the direction of the traffic flowing within the parking lot for review and approval prior to issuance of a building permit or initiation of construction;
5. The architectural style of the building will be constructed as shown on the elevations submitted;
6. The landscaping shall be constructed as identified on the site plan as submitted and shall be maintained in a live vegetative state;
7. The lighting will be constructed in a way as to minimize the impacts on surrounding land uses and direct lighting away from adjacent properties; and
8. All signage shall be constructed as shown on the site plan as submitted.

GENERAL COMMENTS: This request is by the Rapid City Area School District to construct a public school on public property. The proposed development is located in a No Use Zoning District. However, the parcel of land is in the process of being rezoned to Public Zoning District, and an elementary school is a permitted use in a Public Zoning District. The site is 720,000 square feet in area or 81 acres. The proposed structure incorporates 54,000 square feet of floor area. Currently, the site is undeveloped.

South Dakota Codified Law 11-6-19 states that "...whenever any such 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". The proposed site is publicly owned property. In addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission as a part of an 11-6-19 SDCL Review.

STAFF REVIEW: Staff has reviewed the proposed site plan and has noted the following issues:

Street Network - The proposed location of the street on the west side of the property does not appear to be in the same location as the approved location for the road on the previously approved master plan for the Big Sky Subdivision located to the south of the school site. The Engineering Division has indicated that this issue needs to be resolved prior to Planning Commission approval because it could affect the location of the approaches to the site.

Drainage – The Engineering Division has indicated that drainage issues on the site must be addressed. The Engineering Division stated that they have had discussions with the petitioner concerning the drainage on the site. The Engineering Division stated that prior to issuance of a building permit or initiation of construction the applicant must submit additional information regarding the drainage on the site.

Parking – The submitted site plan indicates the 72 individuals will be employed at this facility which would require 101 spaces be provided. The submitted site plan shows 130 spaces

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which exceeds the minimum requirement of the ordinance.

Landscaping – The landscaping requirements for the site are 666,000 points, since the square footage of the site is 720,000 and the square footage of the structure is 54,000 square feet as indicated on the site plan. The applicant has identified 666,000 landscaping points by showing the installation of 100 large trees, 16 small trees, 72 shrubs, and 44,000 square yards of grass.

Signage – The applicant has submitted a sign package showing a “Valley View Elementary School” sign approximately 7 feet 8 inches in height constructed of bricks and aluminum letters. The sign has been shown near the entrance on the site plan. Staff feels this sign is appropriate for the location and design of the site.

Site Plan Review – The site plan identifies setbacks, lot coverage, and lighting in compliance with the City of Rapid City Municipal Code.

Staff is recommending that the request be approved based on the submitted site plan. Staff has reviewed the proposed request and feels the request is consistent and appropriate with the intent of the Zoning Ordinance. Staff notes that 11-6-19 South Dakota Codified Law Reviews do not require direct notification of neighboring property owners. In addition, South Dakota Codified Law does not require that 11-6-19 South Dakota Codified Law reviews be advertised in a local newspaper.