

STAFF REPORT

February 6, 2003

No. 02SR031 - 11-6-19 SDCL Review to move the heating, venting, and air conditioning unit on public property **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Rob Schlimgen for the Rapid City Area School District
REQUEST	11-6-19 SDCL Review to move the heating, venting, air conditioning unit on public property
EXISTING LEGAL DESCRIPTION	Parcel 1-2; Lots 1-16; Lot A; Parcel 5-6; and vacated alley (also in Section 1, T1N, R7E), all located in Block 65 of Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.75 acres
LOCATION	300 6 th Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	Flood Hazard
South:	General Commercial with a Planned Commercial Development
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/11/02
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 South Dakota Codified Law Review to move the heating, venting, air conditioning unit on public property be continued to February 20, 2003 to allow the applicant time to submit additional information.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the January 23, 2003 Planning Commission meeting. The applicant is proposing to move heating and ventilation ducts at 300 Sixth Street on the City and School Administration Building. The building is located at the corner of 5th Street and Omaha Street. Omaha Street is on the State Highway System. The South Dakota Department of Transportation is planning on expanding Omaha Street to six lanes in early 2003. For this reason the applicant has submitted a site plan showing the relocation of the heating and ventilation ducts due to the increase in traffic and proximity to the proposed

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Omaha Street expansion.

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 11-6-19 SDCL Review and has noted the following major issues:

Location: Additional information pertaining to the relocation of the proposed ventilation system needs to be submitted in order for City Staff to determine compliance with City of Rapid City Municipal Codes. **As per a conversation with the applicant on January 24, 2003, the proposed relocation of the ventilation system is being analyzed by the architect. Alterations are currently being evaluated including the potential for moving the ventilation facilities from the exterior of the building to the interior of the building.**

Elevations: Additional information showing the elevations of the City and School Administration Building, and the location of the proposed ventilation system is needed. Information regarding any potential conflicts with architectural details or designs needs to be submitted in order for City Staff to evaluate the negative design impacts on surrounding uses. **The proposed elevations are currently being revised.**

Noise: Detailed information addressing any potential noise impacts on the surrounding land uses needs to be submitted in order to be evaluated prior to approval.

Setbacks: A revised site plan showing the reduced setbacks resulting from the expansion of Omaha Street will need to be reviewed in order to determine that the parcel is in compliance with the City of Rapid City Municipal Codes.

Landscaping: A revised site plan identifying the changes resulting from the Omaha Street expansion will need to be submitted in order to evaluate compliance with the landscaping ordinance. A reduction in landscaping due to reduced setbacks will need to be reviewed in order to determine compliance with the landscaping ordinance.

Parking: The proposed relocation of the ventilation system does not appear to have any impact on the existing off-street parking. The applicant must indicate whether or not the expansion of Omaha Street will impact the existing off-street parking.

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Staff is recommending that the proposed request be continued to the **February 20, 2003** Planning Commission Meeting in order for the applicant to submit additional information for the relocation of the heating, ventilation, and air conditioning system.

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.