

STAFF REPORT

March 27, 2003

No. 03SR022 - 11-6-19 SDCL Review of a public structure in a public place **ITEM 35**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03SR022 - 11-6-19 SDCL Review of a public structure in a public place
EXISTING LEGAL DESCRIPTION	Lot 1 of Tract 1 of Block 1 and Lot A of Lot 2 of Tract A, Owen Mann Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .52 acres
LOCATION	102 Federal Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Office Commercial District with a Planned Commercial Development
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/14/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review of a public structure in a public place be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall submit a revised site plan identifying if an underdrain/foundation drain is provided for the modular block wall prior to issuance of a building permit;
2. The applicant shall submit a revised site plan showing spot elevations for the swale located on the west side of the building prior to issuance of a building permit;
3. The applicant shall submit a revised site plan showing top elevations for the modular wall, and provide additional construction details, prior to issuance of a building permit;
4. The applicant shall verify that an eight inch PVC roof drain is adequate prior to issuance of a certificate of occupancy;
5. All taps to water or sewer main shall be in accordance with City Utility Maintenance

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- requirements;
6. The applicant shall have City of Rapid City Utility Maintenance Staff verify the condition of the existing sanitary sewer service line prior to re-connection to sanitary sewer service;
 8. The applicant shall identify stabilized construction access to be provided at access locations in order to prevent any discharge of sediment, including tracking of mud or debris onto streets at all times;
 9. The applicant shall obtain a building permit prior to any construction at the site;
 10. The applicant shall submit a revised grading/drainage/utility plan as per staff's comments prior to issuance of a building permit;
 11. The applicant shall provide "Emergency Vehicle Access Only" signs on both sides of Federal Avenue approach prior to Certificate of Occupancy being issued;

Urban Planning Division Recommendations:

12. The applicant shall maintain 13 parking spaces at all times;
13. The applicant shall verify that all lighting at the site is constructed in order to minimize the impacts on surrounding land uses;
14. The applicant shall maintain 15,497 landscaping points at all times; and
15. The architectural design features constructed shall comply with new the elevations of approved building permit.

GENERAL COMMENTS: The applicant is proposing to construct a new 7,000 square foot fire station on the site. A station with an approximate footprint of 2,200 square feet is currently located on the site. The City of Rapid City is proposing to demolish the existing fire station in order to construct the new structure. The proposed fire station will have six dorm rooms that are 180 square feet in size each, with three fold out beds. There are three anticipated shifts consisting of six staff members each that will be stationed at the site. The applicant is not proposing more than six staff members at the station at any time except for overlap between shifts. The proposed fire station will have four overhead doors providing access to four bays the storage of emergency vehicles.

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:

Grading: Additional information regarding the drainage, grading, and utilities at the site shall be

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submitted prior to issuance of a building permit for the proposed development. This information is needed to ensure that all waste water, storm water, and erosion issues are being mitigated prior to constructing the development.

Retaining Wall: The applicant is proposing a modular block retaining wall on the east side of the property. The proposed retaining wall on the east side of the property appears to be approximately four feet high. Additional information must be submitted prior to the issuance of a building permit, clarifying the drainage for the proposed retaining wall. Information identifying if a foundation drain is being provided for the modular block wall is needed to ensure that it functions adequately at the site.

Parking: The submitted site plan show 13 parking spaces at the site with one handicap accessible space. This parking plan appears to be adequate for the six people who will staff the fire station during its operation and the overlap between shift changes. Additional information regarding the elevations for the proposed parking area must be submitted prior to issuance of a building permit. This information must be submitted in order to ensure that the drainage of the parking lot will function properly.

Landscaping: The submitted site plan shows 26,290 landscaping points at the site. The size of the lot is 22,500 square feet, and the square footage of the footprint of the building 7,003 square feet. This results in a landscaping point requirement of 15,497. The 26,290 landscaping points exceeds the minimum point requirement of 15,497.

Staff is recommending that the proposed request be approved with the previously stated stipulations. 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 notice of the review in a local newspaper.