

STAFF REPORT

April 24, 2003

No. 03SR027 - 11-6-19 SDCL Review of a public building in a public place

ITEM 15

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for the South Dakota Department of Corrections
REQUEST	No. 03SR027 - 11-6-19 SDCL Review of a public building in a public place
EXISTING LEGAL DESCRIPTION	Tract A, Wasteland Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 229.6 acres
LOCATION	5555 South Highway 79
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Public District
South:	Heavy Industrial District
East:	County
West:	County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/28/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

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

Engineering Division Recommendations:

1. The applicant shall submit a revised site plan showing the re-location of utilities to the City Engineer for review and approval prior to Planning Commission approval;
2. The applicant shall maintain 115 feet of separation between the access point and Highway 79 at all times;

Fire Department Recommendations:

3. The applicant shall submit a revised site plan showing emergency vehicle access turn around prior to approval by the Planning Commission;
4. The applicant shall submit a revised site plan showing the location of all fire hydrants on site in accordance with the Uniform Fire Codes prior to approval by the Planning

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Commission;

Urban Planning Division Recommendations:

5. The applicant shall submit a lighting plan in accordance with prior to approval by the Planning Commission
6. The applicant shall submit a landscaping plan in accordance with the City of Rapid City Municipal Codes prior to approval by the Planning Commission;
7. The applicant shall submit elevations of the proposed buildings prior to approval by the Planning Commission; and
8. The applicant shall obtain an additional 11-6-19 SDCL Review prior to construction of the future building.

GENERAL COMMENTS: The State of South Dakota, Department of Corrections is proposing a new facility to be located on the same site as the City of Rapid City Landfill. The proposed facility will serve a total of 160 inmates. A future expansion area is shown in an area south of the initial phase of development.

Currently, there is no existing development on the portion of the site where the proposed facility will be located. The site was approved for an 11-6-19 SDCL Review with six stipulations for a request to build a storage facility at the site on October 10, 2002.

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:

Utilities: A revised site plan identifying the extension of water and sanitary sewer utilities in the public right-of-way in a manner to accommodate future development needs to be submitted for review and approval in order for City Staff to determine the adequacy of the designs. The utilities must be designed to accommodate future development located farther south on Highway 79. The current design appears to inhibit future development access to the City utilities by routing the utilities away from the public right-of-way and in areas that topographically limit potential extension.

Lighting: A lighting plan showing the construction of the lighting at the site will need to be submitted in order to verify that the impacts of the surrounding land uses will be minimized.

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In particular security lighting will be constructed at the site will need to be designed to reduce any interference with traffic on Highway 79.

Emergency Vehicle Access Turnaround: A revised site plan showing adequate Emergency Vehicle Access turnaround will need to be submitted for review and approval in order to determine that the site will function adequately in case of an emergency.

Fire Hydrants: A revised site plan showing fire hydrant systems shall be submitted to the Fire Department for review and approval in order to determine the accessibility at the site for access to water. All fire hydrants at the site shall be located as per City of Rapid City Municipal Codes and Uniform Fire Codes.

Proposed Future Building: The proposed future building will require an 11-6-19 SDCL Review in order to determine that the site functions safely. At the time any plans are to be submitted for this location, an 11-6-19 SDCL Review will need to be review for compliance with the City of Rapid City Municipal Codes.

Landscaping: Additional information regarding the required landscaping at the site must be submitted in order to determine compliance with the City of Rapid City Municipal Codes. Any additional information submitted will need to be in compliance with Section 17.50.300 of the Rapid City Municipal Code which outlines the requirements for landscaping in the City of Rapid City.

Elevations: Elevations of the proposed facility will need to be submitted in order to verify the architectural design of the structure. Additional information showing the height of the building, the materials, the locations of any windows, the color, etc. will need to be submitted to verify all the codes of the City of Rapid City are being met.

Parking: Additional information stating the number of employees at the facility will need to be submitted in order to determine the number of parking spaces required for the development. In addition, all provisions of the landscaping code would apply to this development including the provision which requires one landscaping island in a parking lot for every 50 parking spaces.

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 that 11-6-19 South Dakota Codified Law Reviews be advertised in a local newspaper.