

STAFF REPORT

March 25, 2004

No. 04SR009 - 11-6-19 SDCL Review to allow an industrial building to be converted into a research lab **ITEM 8**

GENERAL INFORMATION:

PETITIONER	Rod Pappel for the South Dakota School of Mines and Technology
REQUEST	No. 04SR009 - 11-6-19 SDCL Review to allow an industrial building to be converted into a research lab
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot D of Lot 1, Section 6, T1N, R8E; and, Lots 6 and 7 of Block 2 located in the E1/2 SE1/4 SW1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.314 acres
LOCATION	918 and 920 E. St. Patrick Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/27/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow an industrial building to be converted into a research lab be approved with the following stipulations:

1. Prior to Planning Commission approval, a revised site plan must be submitted showing one of the handicapped parking stalls provided being van accessible;
2. Prior to any approach work, a Right-of-Way Work Permit must be obtained;
3. Prior to occupancy of the building, the amount and type of any chemicals to be used or stored within the building must be submitted for review; and,
4. Prior to occupancy of the building, the properties must be either platted into one lot, the owner must enter into a developmental lot agreement to tie the three lots together, or the owner must enter into a shared parking agreement with the three lots.

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GENERAL COMMENTS: The applicant is seeking an 11-6-19 SDCL Review approval to allow the conversion of an existing building to a research laboratory for the South Dakota School of Mines and Technology. The building is approximately 14,655 square feet in size and is one story in height. The property is located between East Saint Patrick Street and East Saint Andrew Street approximately 400 feet to the west of Hawthorne Avenue.

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".

As previously indicated, the property is owned by the South Dakota School of Mines and Technology which is a public owned school, requiring that the Planning Commission review and approve of the proposed use of the property as a research laboratory.

STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Parking: As previously indicated the proposed use for the building is a research laboratory for the South Dakota School of Mines and Technology. The required off-street parking for a college or university is .50 stalls per student capacity. The applicant has indicated the maximum amount of students at the facility will be 10, which will require five off-street parking stalls be provided. The applicant's site plan shows 46 off street parking stalls with 38 of those stalls meeting the requirements of the Parking Regulations found in Section 17.50.270 of the Rapid City Municipal Code; however, the building and the provided parking are on three separate lots. The properties must be either platted into one lot, the owner must enter into a developmental lot agreement to tie the three lots together, or the owner must enter into a shared parking agreement with the three lots. The applicant's site plan shows two stalls being handicapped accessible; however, one of those stalls must be re-stripped to provide a van accessible stall with the access aisle located on the driver's right hand side. Staff also notes that the eight nonconforming parking stalls cannot be counted towards the required parking provided for the site, nor can they be counted for required parking for any further expansion of the site.

Access: Currently there are four curb cuts located on East Saint Patrick Street into the property. Staff noted that the east approach into the west parking lot should be closed, which is consistent with what the applicant is proposing with this application. The applicant is proposing to install landscaping in this area. Staff noted that a Right-of-Way Work Permit must be obtained prior to any approach work.

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Drainage: Currently all parking lot and roof drainage is currently discharged into East Saint Patrick Street. Staff noted that if any parking lot or building improvements are performed, additional measures to collect runoff on-site, and discharge it directly into the municipal storm sewer must be incorporated.

Fire Safety: Staff noted that if the use of the building may require the building to be fire sprinkled and alarmed, or additional fire hydrants. Prior to occupancy of the building the amount and type of any chemicals to be used or stored within the building must be submitted for review.

Staff recommends approval of the 11-6-19 SDCL Review with the above stated stipulations.