

STAFF REPORT
April 22, 2004

No. 04SR017 - 11-6-19 SDCL Review to allow improvements to an existing substation **ITEM 9**

GENERAL INFORMATION:

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| PETITIONER | Don Sargent for Black Hills Power |
| REQUEST | No. 04SR017 - 11-6-19 SDCL Review to allow improvements to an existing substation |
| EXISTING LEGAL DESCRIPTION | SW1/4 SW1/4 less right-of-way, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 39.92 acres |
| LOCATION | 751 Catron Boulevard |
| EXISTING ZONING | General Agriculture District (City) |
| SURROUNDING ZONING | |
| North: | General Agriculture District (City) |
| South: | Limited Agriculture District (County) |
| East: | Suburban Residential District (County) |
| West: | General Agriculture District (City) |
| PUBLIC UTILITIES | None |
| DATE OF APPLICATION | 03/19/2004 |
| REPORT BY | Todd Tucker |

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow improvements to an existing substation be approved with the following stipulations:

1. The existing unpaved parking and landscaping may remain; however, any future expansion of the site may require compliance with the off-street parking requirements found in Section 17.50.270 and the landscaping requirements of 17.50.300 of the Rapid City Municipal Code;
2. Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the building; and,
3. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increase runoff calculations and drainage routes.

GENERAL COMMENTS: The applicant is seeking an 11-6-19 Review approval to construct an approximately 75 foot tall transformer accompanied with a 196 square foot unmanned low voltage switchgear control house on the property in question. There are currently seven transformers and an existing 1,000 square foot unmanned control house located on the subject property. The subject property was annexed into the City of Rapid City in February

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2003. The subject property is located on the south side of Catron Boulevard, approximately 6,000 feet west of U.S. Highway 16.

The existing substation was constructed prior to the subject property's annexation into the City of Rapid City. The Pennington County Planning Department noted that there is an existing Conditional Use Permit that allowed the development of the subject property as a utility substation.

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". This is a public utility requiring that the Planning Commission review and approve the proposed construction.

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 and Landscaping: Staff noted that the proposed construction is a minor expansion of an existing substation. Staff noted that the existing site has no paved parking and does not comply with the Landscaping Ordinance. Because this is a minimal expansion and no additional traffic will be generated to the site by this expansion, staff is recommending that the existing unpaved parking and landscaping may remain; however, any future expansion of the site may require compliance with the off-street parking requirements found in Section 17.50.270 and the landscaping requirements of 17.50.300 of the Rapid City Municipal Code.

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Drainage and Grading: Staff noted that no drainage, or grading information has been provided. Based on the increase in impermeable area, a drainage plan must be submitted along with calculations for the increased runoff, to insure that adequate protections can be provided to mitigate the impacts of the proposed addition. This information must be provided prior to issuance of a Building Permit.

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