

STAFF REPORT
June 10, 2004

No. 04SR031 - 11-6-19 SDCL Review to allow placement of two existing buildings on public property **ITEM 12**

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for Rapid City Area School District #51-4
REQUEST	No. 04SR031 - 11-6-19 SDCL Review to allow placement of two existing buildings on public property
EXISTING LEGAL DESCRIPTION	School Lot, Block 12, Millard Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9 acres
LOCATION	10 Van Buren Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/26/2004
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow placement of two existing buildings on public property be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to initiation of construction, a building permit must be obtained, and a Certificate of Occupancy must be obtained prior to occupancy of the building;
2. Prior to Planning Commission approval documentation regarding the number of on-site staff for the school shall be provide to insure that adequate on site parking is provided;
3. Standard curb and gutter shall be installed between the driveway approaches and the parking provided in the right-of-way shall be removed;
4. An on-site hydrant shall be provided;
5. Prior to Planning Commission approval, a revised site plan shall be submitted showing all fire hydrants within 500 feet of the property; and,

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6. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met.

GENERAL COMMENTS: The applicant is seeking an SDCL 11-6-19 Review approval to allow the placement of two existing buildings on public property. The proposed buildings are both 1,800 square feet in size. The subject property is located south of East College Avenue and north of Van Buren Street between Halley Avenue and North Maple Avenue. The subject property is the current location of the General Beadle Elementary School.

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 proposed construction is on publicly owned land requiring that the Planning Commission review and approve of 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:

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.

Parking: The required parking for an elementary school is based on the amount of employees or staff on site. The proposed addition to the school is a minimal expansion. However, the additional buildings may bring additional staff on-site. Prior to Planning Commission approval documentation regarding the number of on-site staff for the school shall be provide to insure that adequate on site parking is provided. Staff noted that standard curb and gutter shall be installed between the driveway approaches and the parking provided in the right-of-way shall be removed.

Landscaping: The required landscaping for the subject property is 355,415 landscaping points. Currently there are 410,000 landscaping points provided on site meeting the 355,415 required.

Size, Height, and Setbacks: The proposed structures are one story in height and both are 1,800 square feet in size. The proposed location of the structures meets the required setbacks for a school in the Medium Density Residential Zoning District.

Fire Safety: Staff noted that the proposed buildings are located more than 150 feet from the street providing water service, requiring an on-site fire hydrant. Staff also noted that the applicant's site plan does not indicate the location of fire hydrants within 500 feet of the property. Prior to Planning Commission approval, a revised site plan shall be submitted showing fire hydrants within 500 feet of the property. All applicable fire and life safety provisions of the Uniform Fire Code shall be continually met.

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