

STAFF REPORT
February 10, 2005

No. 05SR003 - 11-6-19 SDCL Review to allow the construction of a public building on public property **ITEM 13**

GENERAL INFORMATION:

PETITIONER	US Army Corp of Engineers for USDA Forest Service/ Black Hills National Forest
REQUEST	No. 05SR003 - 11-6-19 SDCL Review to allow the construction of a public building on public property
EXISTING LEGAL DESCRIPTION	Lot 3 of Moon Ridge Subdivision located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 31.63 acres
LOCATION	Northwest of the intersection of Moon Meadows Drive and South Highway 16
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District/Medium Density Residential District
East:	General Agriculture District
West:	Suburban Residential District (County)/Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/19/2005
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a public building on public property be approved with the following stipulations:

1. Prior to initiation of construction, a Building Permit shall be obtained and a Certificated of Occupancy shall be obtained prior to occupancy of the structures;
2. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained;
3. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
4. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscaping plan;
5. Prior to issuance of a Building Permit, a revised fence elevation drawing showing the proposed fence without the barbed wire shall be submitted for review and approval;

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6. All site lighting shall be directed away from the adjacent rights-of-way and residentially zoned properties;
7. All applicable provisions of the International Fire Code shall be continually met;
8. A "Knox Box" shall be installed in an accessible location as determined by the Fire Department;
9. Prior to issuance of a Building Permit, the applicant shall submit the earthwork quantities, drainage calculations, an erosion and sediment control plan and indication of the area disturbed for review and approval; and,
10. Prior to issuance of a Building Permit, a Grading Permit, Right to Work Permit, Permit to Work in Right-of-Way, Department of Transportation Permit and a National Pollutant Discharge Elimination System Permit shall be obtained.

GENERAL COMMENTS: The subject property is located at the northwest corner of South Dakota Highway 16 South and Moon Meadows Drive. The property was annexed into the City of Rapid City in 2000 and is currently zoned Public District. The applicant is proposing to construct a 27,720 square foot office/laboratory with two accessory warehouse structures totaling 12,025 square feet in size. The subject property is owned by the United States Federal Government and the proposed structures will be used by the United States Department of Agriculture Forest Service. The applicant is requesting approval of an SDCL 11-6-19 Review approval to allow the construction of public structures on public property.

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 of public structures is located on publicly owned land requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 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 initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the buildings. Staff also noted that the supplemental tap fee is required to connect to the City water and sewer mains and must be paid prior to connection.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The applicant's site plan shows a 27,720 office and laboratory building with two accessory warehouses totaling 12,025 square feet in size. The proposed office and laboratory structure will be 34 feet six inches in height and the warehouse structures will be 27 feet and 18 feet five inches in height. The applicants submitted elevation drawings

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indicate the exterior of all proposed structures to be cement board lap siding with asphalt shingles on the roof.

Setbacks: The Public Zoning District requires that a 25 foot front, side and rear yard setback be provided for all buildings. The applicant's site plan shows the proposed structures to be located a minimum of 250 feet from Moon Meadows Drive and 285 feet from South Dakota Highway 16 South. The site plan also shows the proposed structures to be located a minimum of 415 feet from the north property line and 280 feet from the west property line. The location of the proposed structures is in compliance with Section 17.46.040 of the Rapid City Municipal Code.

Parking: The Rapid City Municipal Code requires that 142 off-street parking stalls be provided for the proposed development with a minimum of five handicapped parking stalls with one being a "van accessible" stall. The applicant's site plan shows a total of 239 off-street parking stalls with six being handicapped accessible and three of those being "van accessible". The proposed parking plan meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: The proposed construction will require that 1,338,058 landscaping points be provided with a minimum of 669,029 points located either in or within 20 feet of the parking lot. The applicant's site plan shows that 1,352,000 landscaping points will be provided with 700,000 points located either in or within 20 feet of the parking lot. The applicant's site plan shows numerous trees and shrubs located between the proposed development and the adjacent church property located to the southwest of the subject property. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fencing: The submitted plans for the proposed development indicate that a six foot high chain link fence topped by approximately one foot of barbed wire will enclose the warehouse storage area on the west side of the subject property. Section 15.40.090 of the Rapid City Municipal Code states that, no barbed wire fencing shall be permitted in any public zoning district, except in association with hazardous utility substations. As such, staff recommends that a revised fence elevation drawing showing the proposed fence without the barbed wire be submitted for review and approval prior to issuance of a Building Permit.

Signage: The applicant's site plan shows the location of two ground signs. The two signs will be identical in size and design. The proposed signs will have a total height of six feet six inches and be 12 feet wide. The total square footage of signage proposed is 144 square feet. The total square footage allowed for the subject property is 3,528 square feet. The proposed signage meets the minimum requirements of Section 15.28 of the Rapid City Municipal Code.

Lighting: The applicant's site plan shows exterior and parking lot lighting to be located on the exterior walls of the structure and within the parking lot. The submitted lighting plan also shows the two ground signs to be externally lit. All site lighting will need to be directed away from the adjacent rights-of-way and residentially zoned properties.

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Fire Safety: Staff noted that all parts of the proposed buildings shall be less than 150 feet from a paved access. Access roads in excess of 150 feet must provide a turnaround to accommodate Fire Department apparatus. Staff also noted that the applicant verify the fire flows verified, show building occupancy and construction type prior to issuance of a Building Permit.

Staff indicated that a “Knox Box” should be provided at the gate to allow access by Fire Department apparatus. An application for this appliance can be obtained from the Rapid City Department of Fire and Emergency Services. This appliance must be installed in an accessible location as determined by the Fire Department. Staff recommends that the applicant submit the necessary application to the Rapid City Department of Fire and Emergency Services for the Knox Box.

Drainage and Grading: Staff noted that the submitted drainage and grading plans did not indicate the earthwork quantities, area disturbed or drainage calculations. Prior to issuance of a Building Permit the applicant must submit the earthwork quantities, drainage calculations, an erosion and sediment control plan and indication of the area disturbed for review and approval.

Additional Permits: Staff noted that the extent and location of proposed construction will require that a Grading Permit, Right to Work Permit, Permit to Work in Right-of-Way, Department of Transportation Permit and a National Pollutant Discharge Elimination System Permit be obtained prior to issuance of a Building Permit.

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