

STAFF REPORT
May 26, 2005

No. 05SR022 - SDCL 11-6-19 Review to allow the construction of an addition to a public building on public property **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Thurston Design Group for Rapid City Area School District #51-4
REQUEST	No. 05SR022 - SDCL 11-6-19 Review to allow the construction of an addition to a public building on public property
EXISTING LEGAL DESCRIPTION	All Block 2, less west 15', W1/2 vacated 39th Street and adjacent to Hickox Tract, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4 acres
LOCATION	218 Nordby Lane
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/11/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

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

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
2. An Air Quality Permit shall be obtained; and,
3. The proposed addition shall maintain the existing level of fire protection/detection as the existing structure.

GENERAL COMMENTS: The subject property is located on the east side of Nordby Lane between West Saint Louis Street and West Omaha Street. Currently South Canyon Elementary School is located on the subject property. The subject property is currently owned by the Rapid City School District.

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The applicant is proposing to construct a 369 square foot storage room. The applicant is seeking approval of an SDCL 11-6-19 Review to allow the construction of an addition to a public building on public property.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in 11-6-26, 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 for an addition to a public building on public property requiring review by the Planning Commission through the SDCL 11-6-19 Review process.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review and has noted the following issues:

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

Air Quality Permit: The subject property is four acres in size. Staff noted that an Air Quality Permit must be obtained as the subject property is greater than one acre.

Design Features: The applicant’s elevation drawings show that the proposed addition will be one story in height. The exterior will be constructed of brick to match exterior of the existing structure.

Setbacks: The existing structure is in compliance with the setback requirements of the Zoning Ordinance. The proposed addition will be setback 150 feet from the front setback along West Omaha Street and will be setback 240 feet from the rear property line. The proposed addition is in compliance with the setback requirements of the Public Zoning District.

Parking and Landscaping: The proposed addition is a 1.2 percent expansion of the existing structure. The parking requirement for elementary schools is based on the number of employees/staff on site. The proposed addition is for storage and will not increase the number of staff on site. As such, an increase in the number of parking stalls is not necessary.

The subject property is in compliance with the minimum landscaping requirements. The proposed addition is less than a 20 percent expansion. As such, the requirement to provide additional landscaping is not triggered by the proposed expansion.

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Fire Safety: Staff noted that the size of the proposed addition will not require any changes within the existing structure with regards to the International Fire Code. Staff also noted that the proposed addition must maintain the existing level of fire protection/detection as the existing structure.

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