

STAFF REPORT
December 8, 2005

No. 05SR063 - 11-6-19 SDCL Review to allow a 600 foot addition to Department of Correction Trustee Building **ITEM 25**

GENERAL INFORMATION:

PETITIONER	ARC International
REQUEST	No. 05SR063 - 11-6-19 SDCL Review to allow a 600 foot addition to Department of Correction Trustee Building
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, South Creek Industrial Park, SW1/4 NW1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.64 acres
LOCATION	2317 South Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Medium Density Residential District - Light Industrial District
South:	Heavy Industrial District
East:	Light Industrial District
West:	Heavy Industrial District - Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow a 600 foot addition to Department of Correction Trustee Building be approved with the following stipulations:

1. Prior to Planning Commission approval, a Flood Plain Development Permit must be obtained for improvements and for the previously constructed improvements subject to the provisions of Section 15.32 of the Rapid City Municipal Code;
2. Prior to Planning Commission approval, all building plans including previously constructed improvements shall be stamped by a licensed architect as required by State statute;
3. Prior to Planning Commission approval, a revised site plan indicating the correct spacing for the parking stalls shall be submitted for review and approval;
4. The 600 square foot addition shall be fully fire sprinklered. All other requirements of the 2003 International Uniform Fire Code shall be continually met;

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5. A Building Permit shall be obtained prior to construction and an Occupancy Permit obtained prior to occupying the structure to include the previously constructed storage area;
6. All provisions of Section 17.50.270, the Parking Regulations of the Rapid City Municipal Code shall be continually met;
7. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met and be maintained in a live vegetative state and replaced as necessary; and,
8. All other requirements of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS: This staff report has been revised as of November 30, 2005. All revised and/or added text is shown in bold print. The subject property is located at 2317 South Creek Drive, east of Cambell Street. The subject property is currently zoned Light Industrial District. The properties located north of the subject property are zoned Medium Density Residential District and Light Industrial District. The property located west of the subject property is zoned Medium Density Residential District and Heavy Industrial District. The property located south of the subject property is zoned Heavy Industrial District. The property located east of the subject property is zoned Light Industrial District.

The subject property is currently the location of temporary housing for a Trustee Unit to house 85 to 105 Trustee Unit inmates, with no less than three employees on duty at all times. Community corrections facilities are allowed in the Light Industrial Zoning District as a Conditional Use. The South Dakota Department of Corrections operates the 5000 square foot facility on private property. The Department of Corrections staff had indicated that this facility was to be used for eight to ten months only.

The 11-6-19 Review approved in January 8, 2004 included the following stipulations:

1. Prior to occupying the site or issuance of a Building Permit, whichever occurs first, a Flood Plain Development Permit must be obtained for improvements subject to the provisions of Section 15.32 of the Rapid City Municipal Code;
2. Prior to Planning Commission approval, a revised site plan shall be submitted showing the connection of the facility to the sewer main;
3. Prior to occupancy of the structure, a fire sprinkler system including an on-site fire hydrant and fire alarm system shall be installed;
4. Prior to issuance of a Building Permit, all building plans shall be stamped by a licensed architect as required by State statute;
5. Prior to Planning Commission approval a revised site plan showing a roof top air chenger shall be provided;
6. Prior to Planning Commission approval a revised site plan shall be submitted showing all off-street parking areas and access being paved with an impervious surface. All off-street parking areas and access areas shall be paved prior to occupancy or surety acceptable to the City Attorney shall be posted and the improvements completed within the next construction season;
7. Prior to Planning Commission approval, a revised site plan shall be submitted showing 12 off-street parking stalls with a minimum of one being handicapped van accessible;

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8. Prior to Planning Commission approval, a revised site plan showing outdoor lighting arranged to provide security and to reflect light toward the parking shall be provided;
9. Prior to Planning Commission approval, a landscape plan shall be submitted; and ,
10. Prior to Planning Commission approval, a revised site plan showing the outdoor recreation shall be submitted.

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". The use of the building addition is public but it is located on privately owned property requiring that the Planning Commission review and approve the proposed expansion.

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:

Parking: The required number of off-street parking spaces for the Trustee Unit is 12 parking spaces. The 600 square foot office space will require three additional off-street parking spaces. The site plan indicates 15 parking spaces will be provided including one van accessible handicapped space. This meets the minimum required number of spaces needed for the subject property. The paved spaces shall be striped nine feet wide and eighteen feet deep. Prior to approval by the Planning Commission, a revised site plan indicating the correct spacing for the parking stalls shall be submitted for review and approval.

Landscaping: Landscaping in the Light Industrial Zoning District is required when the property is located adjacent to a residential zoning district. This property is located adjacent to residential districts to the north and to the west. A landscaping plan was submitted with the 11-6-19 Review of January 2004. A revised landscaping plan has been submitted with the current 11-6-19 Review request and continues to provide the necessary points as previously approved in the original 11-6-19 Review. Additional landscaping is not required with the 600 square foot addition to the structure.

Elevations: A one story addition is proposed to be constructed on the site. The addition will be used for administrative offices. The siding and roofing materials will be the same sheet metal materials used on the original building as per the submitted elevations.

Fire codes: The structure, including the 600 square foot addition, shall be fully fire sprinklered. All other requirements of the 2003 International Uniform Fire Code shall be continually met.

Permits: The January 8, 2004 approval of the 11-6-19 Review included several stipulations. The storage area of the structure was not included in the original Building Permit, Flood Plain Development permit, or engineered stamped plans. Prior to obtaining a building

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permit, the stipulations of the initial 11-6-19 Review shall be completed to include the storage area. Prior to Planning Commission approval, a drainage plan shall be submitted including grading contours, Flood Plain Development permit and elevation certificates shall be obtained, and the building plans shall be stamped by a licensed architect or engineer. The required Building Permit shall include the previously constructed storage area. The Rapid City Municipal Code regulations shall be continuously met and the stipulations of the 11-6-19 Review of January 8, 2004 shall be continually met.

Staff recommends that the 11-6-19 SDCL Review be approved with the above stated stipulations.

This item was continued at the November 23, 2005 Planning Commission meeting to allow the applicant to provide the Flood Plain Development Permit, stamped drawings by a licensed architect and a revised parking plan. To date the information has not been submitted. The applicant requests that this application be continued to the January 5, 2006 Planning Commission meeting to allow the information to be submitted. As such, staff is requesting that this item be continued to the January 5, 2006 Planning Commission meeting.