

STAFF REPORT  
February 23, 2006

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**No. 06SR002 - 11-6-19 SDCL Review to allow the demolition of the existing school and to construct a new elementary school with other public uses including a medical/dental clinic, library and gymnasium.**

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**ITEM 15**

GENERAL INFORMATION:

PETITIONER	Hermanson Egge Engineering for City of Rapid City School District
REQUEST	<b>No. 06SR002 - 11-6-19 SDCL Review to allow the demolition of the existing school and to construct a new elementary school with other public uses including a medical/dental clinic, library and a gymnasium.</b>
EXISTING LEGAL DESCRIPTION	School Lot 582 feet by 680 feet of Block 12 of Millard Addition of Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.08 acres
LOCATION	10 Van Buren Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	1/12/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the demolition of the existing school and to construct a new elementary school with other public uses including a medical/dental clinic, library and a gymnasium be **approved**.

GENERAL COMMENTS: **(Update, February 15, 2006. All revised and/or added text is shown in bold print.) The applicant submitted all required information.**

The applicant has submitted a request for an 11-6 19 SDCL review to remove the old school and to construct a new elementary school with a medical/dental clinic, satellite extension of

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the Rapid City Public Library and a gymnasium for school and after school sports programs. Both schools will be located on the same property until such time as the new school is constructed and receives a certificate of occupancy, at which time the old school will be demolished. The property is located at 10 Van Buren Street.

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 will be 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:

Drainage: Staff has noted that additional drainage calculations for storm water drainage in the south parking lot on to Van Buren Street and the temporary drainage swell need to be submitted for review and approval. **On February 14, 2006 drainage calculations for the south parking lot were submitted for review and approval.**

Turn Radius: Staff has noted that a revised site plan showing that the turning radiuses are adequate for the buses entering the parking lots from College Street and Maple Street, and exiting the parking lots onto Van Buren Street are of sufficient radius for the buses to safely traverse the area shall be submitted for review and approval. **On February 14, 2006 a revised site plan showing that the turning radiuses were adequate for buses entering and leaving the parking lots were submitted for review and approval.**

Traffic Flow Calculations: Staff has noted that traffic flow information and traffic separations between buses and vehicles dropping off and picking up students in the parking lots are adequate and that the traffic flow will not back up onto the adjacent streets during pick-up and drop-off times shall be submitted for review and approval. **On February 14, 2006 traffic flow calculations showing that the flow will not back up into the adjacent streets and that the traffic separation between buses and vehicles dropping off and picking up students in the parking lot are adequate were submitted for review and approval.**

Curb Cuts: Staff has noted that the site plan shows two curb cuts off of Maple Ave, one curb cut on Van Buren Street and one curb cut on College Ave into the school's parking lots. The existing school presently has four curb cuts into the school's parking lots. The Street design Criteria Manual allows for two curb cuts into business establishments. **As such, prior to obtaining a building permit an exception to the Street Design Criteria Manual for four curb cuts in lieu of two shall be obtained from City Council.**

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Mechanical Plans: Staff has noted that in the mechanical plans there is no screening or noise decibel information provided for the HV/AC unit. As such, prior to the 11-6-19 SDCL Review approval, information showing the screening of the HV/AC unit and data on the noise decibels create by the unit for the surrounding area shall be submitted for review and approval. **On February 14, 2006 the screening and noise decibel information for the HV/AV unit were submitted for review and approval.**

Staff is recommending that the 11-6-19 SDCL Review be approved.