

STAFF REPORT  
February 23, 2006

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**No. 06SR006 - 11-6-19 SDCL Review to construct a public utility building**      **ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Renner Engineering for Gustafson Builders
REQUEST	<b>No. 06SR006 - 11-6-19 SDCL Review to construct a public utility building</b>
EXISTING LEGAL DESCRIPTION	Lot 10B of Lot 10 of Tract E, Deadwood Avenue Tract, located in the NE1/4 NW1/4, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.32 acres
LOCATION	1140 Plant Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District - Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/24/2006
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to construct a public utility building be continued to the March 9, 2006 Planning Commission Meeting to allow the applicant time to submit the required information.

GENERAL COMMENTS: The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of a public utility building for Prairie Wave Communications. The subject property is located north of Plant Street between Plant Street and Deadwood Avenue. The subject property is currently zoned General Commercial District. The properties located west and south of the subject property are zoned Light Industrial District. The properties located north of the subject property are zoned General Commercial District. The properties to the east of the subject property are zoned General Commercial District and Light Industrial District. The subject property is currently void of any structural development.

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,

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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". This is a public utility located on privately owned land requiring that the Planning Commission review and approve the proposed installation.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy. Staff also noted that a sign permit shall be obtained prior to installation of any signage.

Air Quality Permit: Staff noted that Air Quality Permit 05-AQ-072 was issued for grading only. The applicant shall obtain an air quality permit modification or obtain a new air quality permit prior to construction.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.18.050 of the Rapid City Municipal Code.

Building Height: Staff noted that no building elevations were submitted. Prior to Planning Commission approval, building elevations must be submitted for review and approval.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires three parking spaces be provided. One of the parking spaces must be "van" handicap accessible. Staff noted that ten parking spaces are indicated on the plan but no handicap space is provided. Staff also noted that a 24 foot wide access aisle is shown on the site plan. Section 17.50.270 of the Rapid City Municipal Code requires a 26 foot wide access aisle for 90 degree parking. Staff also noted that parking lot aisles over one hundred fifty feet in length shall have either an approved method of emergency vehicle egress deemed acceptable by the Rapid City Fire Marshal or a turn around which will accommodate a thirty-foot vehicle with a forty-two-foot turning radius. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval to meet the parking requirements as per Section 17.50.270 of the Rapid City Municipal Code.

Signage: Staff noted that a sign package has not been submitted with the application. Prior to Planning Commission approval, a sign package must be submitted for review and approval or a separate SDCL 11-6-19 Review for signage shall be submitted in the future for review and approval.

Screening: Staff noted that the location of dumpsters was not indicated on the plans. Prior to Planning Commission approval, a revised plan must be submitted for review and approval showing the location and screening of the dumpsters.

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Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that no landscape plan was submitted. Prior to Planning Commission approval, a landscape plan must be submitted for review and approval.

Design Features: As previously noted, no building elevations were submitted. Staff noted that building elevations must be submitted indicating building materials and colors. Prior to Planning Commission approval, elevations must be submitted for review and approval.

Fire Safety: Staff noted that fire hydrants shall be in place and operational prior to building construction. Staff noted that the minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1 of the 2003 International Fire Code. Staff noted the proposed structure shall be fully fire sprinkled and fire alarmed/detected per the 2003 International Fire Code. Staff noted that fire apparatus access lanes shall be in compliance with the 2003 International Fire Code. Staff also noted that address numbers shall be 12 inch numbers that can be readily seen from the street.

Water System: Staff noted that information must be submitted showing that adequate domestic and fire flows are being provided. Prior to Planning Commission approval, information must be submitted for review and approval.

Drainage and Grading: Staff noted that the drainage and grading plans submitted must be designed in compliance with the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2004 Edition. Several details shown are not the current Standard Detail. Staff noted that erosion/sedimentation control measures must be shown on the grading plan. Staff noted that a drainage report must be submitted for review and approval. Prior to Planning Commission approval, a revised grading and drainage plan and drainage report must be submitted for review and approval.

Wastewater System: Staff noted that manhole inverts must be revised to show required drop across the manhole. Staff also noted that revised original sewer plans must be submitted for review and approval by the South Dakota Department of Environment and Natural Resources. Staff noted that corrective measures for the sanitary sewer and water main conflict must be shown. Prior to Planning Commission approval, a revised plan must be submitted for review and approval.

Street System: Staff noted that entrances to commercial sites are to be reinforced per Rapid City requirements and Standard Detail 60-3. Prior to Planning Commission approval, a revised plan must be submitted for review and approval.

Staff recommends that the SDCL 11-6-19 Review to construct a public utility building be continued to the March 9, 2006 Planning Commission Meeting to allow the applicant time to submit the required information as outlined above.