

STAFF REPORT  
March 9, 2006

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**No. 06SR006 - 11-6-19 SDCL Review to construct a public utility building**      **ITEM 41**

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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 approved with the following stipulations:**

- 1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 2. 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;**
- 3. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval;**
- 4. A separate SDCL 11-6-19 Review for signage shall be submitted in the future for review and approval;**
- 5. Prior to Planning Commission approval, a revised landscape plan must be submitted for review and approval;**
- 6. Fire hydrants shall be in place and operational prior to building construction; and,**
- 7. All applicable provisions of the International Fire Code shall be continually met.**

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GENERAL COMMENTS: **This staff report has been revised as of March 1, 2006. All revised and/or added text is shown in bold print.** 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, 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.

**On February 28, 2006, the applicant submitted building elevations meeting all the building height requirements as per Section 17.18.060 of the Rapid City Municipal Code.**

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

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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.

**On February 24, 2006, the applicant submitted a revised site plan. Staff noted that the revised site plan meets the parking requirements as per Section 17.50.270 of the Rapid City Municipal Code. Staff also noted the site plan shows two overhead doors on the west side of the building. The applicant indicated vehicles will enter the building through the overhead garage door on the east side of the building and exit through the overhead doors on the west side of the building. Staff noted that no pavement for vehicular access was provided on the west side of the building. Prior to Planning Commission approval, a revised site plan must be submitted for review and approval.**

Signage: Staff noted that a sign package has not been submitted with the application. **The applicant stated that no signage is being proposed as part of this project. 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.

**On February 24, 2006, the applicant submitted a revised site plan showing the location and screening of the dumpsters.**

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.

**On February 24, 2006, the applicant submitted a landscape plan. Staff noted that plantings were shown on the west side of the building in front of two overhead doors. Prior to Planning Commission approval, a revised 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.

**On February 28, 2006, the applicant submitted building elevations for the proposed project. The elevations show the building be constructed with metal wall panels and**

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**galvanized roof panels. The applicant indicated the structure will be an earth tone color.**

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.

**On February 24, 2006 the applicant submitted revised plans meeting all the requirements as identified.**

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.

**On February 24, 2006 the applicant submitted revised plans meeting all the requirements as identified.**

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.

**On February 24, 2006 the applicant submitted revised plans meeting all the requirements as identified.**

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.

**On February 24, 2006 the applicant submitted revised plans meeting all the requirements as identified.**

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**This item was continued on February 23, 2006 to the March 9, 2006 Planning Commission Meeting to allow the issues as identified above to be addressed.**

**On February 24, 2006 the applicant submitted revised plans for review and approval.**

**On February 28, 2006 the applicant submitted building elevations for review and approval. Subsequently, staff has reviewed and approved the elevations.**

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