

STAFF REPORT

April 6, 2006

No. 06SR019 - SDCL 11-6-19 Review to allow the expansion of a public building on public property **ITEM 37**

GENERAL INFORMATION:

PETITIONER	EnVision Design for the City of Rapid City
REQUEST	No. 06SR019 - SDCL 11-6-19 Review to allow the expansion of a public building on public property
EXISTING LEGAL DESCRIPTION	Tract 20 (less Lot H1) of Greenway Tracts; Lot ER (less Hotel Lot); Lot B and Lot 5, all located in the Original Township of Rapid City, located in the SW1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3 acres
LOCATION	444 Mount Rushmore Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Flood Hazard District
East:	Public District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/10/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of a public building on public property 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. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. A sign permit shall be obtained prior to installation of signage and the signs shall be on-premise signs only;
4. An air quality permit shall be obtained prior to construction;
5. Prior to issuance of a building permit City Council shall make a determination as to the amount of off-street parking required;
6. The reduction in the setback from 25 feet to 15 feet on the east side of the addition and

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- from 25 feet to 0 feet on the south and west sides of the addition is hereby approved;
7. Access to the building for the purpose of firefighting shall be provided and construction material shall not block access to buildings, hydrants, and fire appliances;
 8. Temporary access roads of a width, vertical clearance, and an all weather surface, which provide access for fire department apparatus, are required until permanent roads are installed;
 9. All applicable provisions of the International Fire Code shall be continually met;
 10. Prior to issuance of a building permit utility plan and profile drawings must be submitted for review and approval;
 11. Prior to construction a floodplain development permit shall be obtained;
 12. Prior to issuance of a building permit drainage calculations must be submitted for review and approval; and,
 13. All construction shall comply with the approved plans.

GENERAL COMMENTS: The applicant is requesting approval of a SDCL 11-6-19 Review to allow the expansion of the Rushmore Plaza Civic Center by constructing a multi-purpose event arena with approximately 5,000 seats. The subject property is located south of North Street between North Mount Rushmore Road and North Fifth 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". This is a public building located on publicly 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 plans shall be stamped by a Registered Professional Engineer or Architect per SDCL 36-18A.

Sign Permit: Staff noted that a sign permit shall be obtained prior to installation of signage and the signs shall be on-premise signs only.

Air Quality Permit: Staff noted that an air quality permit shall be obtained prior to construction.

Setbacks: Section 17.48.040 of the Rapid City Municipal Code states that front yard, side yard, and rear yard of all buildings shall be setback a minimum of twenty-five feet from the perimeter of the district or from dedicated public streets. Staff noted the east side of the building is located 15 feet from the perimeter of the district and the south and west sides of

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the building are located zero feet from the perimeter of the district. The adjacent property is owned by the City and is the location of a park in the Flood Hazard Zoning District. The reduced setback will have a minimal impact on the adjacent property because the addition is approximately 480 feet from North Fifth Street and approximately 700 feet from North Mount Rushmore Road. The reduced setback would only have a minimal effect on activities in the adjacent City owned park. As such, staff is recommending that a reduction to the setback from 25 feet to 15 feet on the east side of the addition and from 25 feet to 0 feet on the south and west sides of the addition be approved.

Building Height: Staff noted that the applicant's plans meet all the building height requirements as per Section 17.48.050 of the Rapid City Municipal Code.

Parking: Section 17.48.060 of the Rapid City Municipal Code states that off-street parking shall be determined by the Common Council. Prior to issuance of a building permit City Council shall make a determination as to the amount of off-street parking required.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that adjacent park property owned by the City meets the landscaping requirements.

Design Features: The submitted elevation drawings show the proposed addition to be a brick and metal panel structure to match the existing building.

Fire Safety: Staff noted that plans have preliminarily been reviewed through the building permit process. Staff noted that all applicable provisions of the International Fire Code shall be continually met. Staff also noted that access to the building for the purpose of firefighting shall be provided and construction material shall not block access to buildings, hydrants, and fire appliances. Temporary access roads of a width, vertical clearance, and an all weather surface, which provide access for fire department apparatus, are required until permanent roads are installed. Staff also noted that additional comments will follow when complete construction documents are submitted for building permit review.

Water System: Staff noted that a 12" water main appears to be proposed as part of this project. Prior to issuance of a building permit utility plan and profile drawings must be submitted for review and approval.

Floodplain: Staff noted that a portion of the project is located in the 100 year floodplain. Prior to construction a floodplain development permit shall be obtained.

Drainage and Grading: Staff noted that drainage calculations showing existing flow rates versus developed flow rates must be provided. Prior to issuance of a building permit drainage calculations must be submitted for review and approval.

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of a public building on public property be approved with the previously stated stipulations.

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