

STAFF REPORT
May 25, 2006

No. 06SR039 - SDCL 11-6-19 Review to construct a public utility building **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Renner Engineering for David Gustafson
REQUEST	No. 06SR039 - SDCL 11-6-19 Review to construct a public utility building
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 4.97 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	4/21/2006
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a public utility building be approved.

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.

On March 9, 2006 the Planning Commission approved a SDCL 11-6-19 Review with stipulations. Since that time the applicant has revised their plans to eliminate the approach

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on the south side of the subject property and relocate the loading dock on the building. The applicant is now requesting approval of a SDCL 11-6-19 Review to allow the construction of a public utility building with the above mentioned revisions.

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 has been issued for the subject property.

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 building elevations meet 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 with one of the parking spaces being "van" handicap accessible. The proposed parking layout meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.

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 site plan shows the location and screening of the dumpsters.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 100,200 landscaping points provided which exceeds the 90,860 points required. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

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Design Features: Staff noted that the elevations show the building being constructed with metal wall panels and 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 the water system plans were reviewed and approved as part of the previous SDCL 11-6-19 Review.

Drainage and Grading: Staff noted that the drainage and grading plans were reviewed and approved as part of the previous SDCL 11-6-19 Review.

Wastewater System: Staff noted that the wastewater system plans were reviewed and approved as part of the previous SDCL 11-6-19 Review.

Street System: Staff noted that the street system plans were reviewed and approved as part of the previous SDCL 11-6-19 Review.

Staff recommends approval of the SDCL 11-6-19 Review.