



STAFF REPORT  
June 22, 2006

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**No. 06SR048 - 11-6-19 SDCL Review to allow a correction facility on public property** **ITEM 11**

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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; and,
2. Any future installation of signs will require an 11-6-19 SDCL Review.

GENERAL COMMENTS: The subject property is located west of S.D. Highway 79 and south of Catron Boulevard. The subject property is currently zoned Public District. The property located east of the subject property is zoned General Agriculture District by Pennington County. The properties located north, south and west of the subject property are zoned Public District. The applicant is requesting approval of a SDCL 11-6-19 Review to allow a correction facility on public property.

On October 6, 2005 the Planning Commission approved a SDCL 11-6-19 Review with stipulations to construct a two story facility. Since that time the applicant has revised their plans and is now proposing to construct a three story facility. The applicant is now requesting approval of a SDCL 11-6-19 Review to allow a correction facility on public property with the above mentioned revisions.

The subject property is the location of the Community Alternatives of the Black Hills, a work release facility, housing approximately 60 clients, and located on the site since the fall of 1991. Community Alternatives is proposing to construct a three story facility for office use and housing for the clients, and then remove the facility currently on the property.

A lease agreement with the City of Rapid City was approved on December 5, 2005. The use of the premises indicated in the agreement state that the leased premises will be used for the purpose of operating a community corrections facility and/or out-patient substance abuse treatment facility for not more than eighty clients. The current site plan indicates a total of 64 clients will be housed at the facility.

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 structure located on publicly owned land requiring that the Planning Commission review and approve of the proposed installation.

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:

Parking: Typically, parking is calculated based on the number of employees, the number of visitors allowed on the property at one time, and the police drop-off and pick-up areas. The site plans indicate that the facility will house 64 clients. The site plan indicates parking was based on one visitor per client and one staff per client, indicating a need for 32 parking spaces. The site plan indicates 34 parking spaces including 2 handicapped spaces.

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Landscaping: Based on the size of the proposed structure and the size of the lot, 71,302 landscaping points are required. The landscaping plan provided indicates that 80,650 landscaping points will be provided. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Elevations: Elevation of the proposed building was submitted with the application indicating a three story structure. The materials to be used on the exterior of the proposed building are fiber cement lap siding and fiberglass reinforced asphalt shingles

Fire codes: The submitted plans indicate the structure will be fully sprinkled. The structure shall also be fully fire detected/alarmed as per the 2003 International Fire Code. All other requirements of the 2003 International Uniform Fire Code shall be continually met.

Air Quality: As the area to be disturbed during construction of the public improvements will be greater than one acre, an Air Quality permit will be required.

Permits: Prior to construction, a building permit shall be obtained to construct the new building and a demolition permit shall be obtained to demolish the existing building. All plans shall be stamped by a registered professional engineer or architect.

Signs: Signs were not indicated on the site plan. Any future installation of signs will require an 11-6-19 SDCL Review.

Staff recommends that the 11-6-19 SDCL Review be approved with the above stated stipulations.