

STAFF REPORT
July 27, 2006

No. 06SR054 - SDCL 11-6-19 Review to expand an existing building on public property **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Lund Associates Ltd for Rapid City Area School District
REQUEST	No. 06SR054 - SDCL 11-6-19 Review to expand an existing building on public property
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 NW1/4, S1/2, and the vacated West South Street, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.284 acres
LOCATION	1200 44th Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Public District - Medium Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/22/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

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 applicable provisions of the International Fire Code shall be continually met; and,
3. 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 Stevens High School by constructing an approximately 12,000 square foot multi-purpose addition twenty-one feet in height to the existing gymnasium. The subject property is located between Raider Road and Hillview Drive.

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 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 a footing and foundation permit was issued for the project on July, 12, 2006.

Building Height: Staff noted that the applicant's plans meet all the building height requirements as per Section 17.46.050 of the Rapid City Municipal Code.

Parking: Staff noted that a senior high school requires one parking stall per employee and 0.33 parking stalls per student capacity. There are currently 178 employees and 1,504 students at Stevens High School requiring 674 parking stalls and 1,206 stalls are provided. The applicant indicated that no additional staff will be required for the proposed expansion. The parking provided meets all the requirements as per Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: Staff noted that the subject property requires approximately 1,122,065 landscape points and 1,170,000 points are provided on site with the existing large trees and lawn areas. The landscaping meets all the requirements as per Section 17.50.300 of the Rapid City Municipal Code.

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

Fire Safety: Staff noted that plans have been reviewed through the building permit process. Staff noted that all applicable provisions of the International Fire Code shall be continually met.

Engineering: Staff noted that all related engineering issues were reviewed and approved as part of the review process for the footing and foundation permit.

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.