

STAFF REPORT
November 9, 2006

No. 06SR072 - 11-6-19 SDCL Review to construct a building on public property **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Baffuto Architectura for Kim Morey, Western Dakota Technical Institute
REQUEST	No. 06SR072 - 11-6-19 SDCL Review to construct a building on public property
EXISTING LEGAL DESCRIPTION	Tract B of the E1/2 SE1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.02 acres
LOCATION	1600 Sedivy Lane
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District - Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/13/2006
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a 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 red line comments must be addressed and the red lined drawings must be returned prior to issuance of a building permit;
3. Fire hydrants shall be in place and operational prior to building construction; and,
4. All applicable provisions of the International Fire Code shall be continually met.

GENERAL COMMENTS: The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of a burn facility for emergency response training on the subject property. The subject property is located north of East Saint Charles Street between Sedivy Lane and South Valley Drive. The subject property is currently zoned Light Industrial and a portion of Western Dakota Technical Institute's campus is located on the property. The properties located north, south, and east of the subject property are zoned Light Industrial

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District. The properties located west of the subject property are zoned Public District and Light Industrial District.

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

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

Air Quality Permit: Staff noted that an Air Quality Permit shall be obtained if more than one acre is disturbed. Staff also noted that the applicant should verify the amount of smoke generated from the facility.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.22.040 of the Rapid City Municipal Code.

Building Height: Staff noted that building elevations indicate a four story structure. The building elevation meets all height requirements as per section 17.22.050 of the Rapid City Municipal Code.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires that 182 parking spaces shall be provided for the existing uses on the subject property. The site plan indicates that there are currently 325 parking spaces available. The applicant has also indicated that the users of the proposed burn facility will be arriving at the site in vehicles used as part of the training and that all training will take place during evening and weekend hours. It appears that the proposed use will have a minimal impact on the existing parking and that the 143 excess parking stalls will provide adequate parking for the proposed use.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that the applicant has submitted a landscape plan providing a buffer as per Section 17.50.300(E).

Fire Safety: Staff noted the proposed structure is not required to be fire sprinkled as it is a specialized structure designed for fire fighter training and fire hydrants shall be in place and operational prior to building construction. Staff also noted that fire apparatus access lanes shall be in compliance with the International Fire Code and that all applicable provision of

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the International Fire Code shall continually be met.

Water System: Staff noted that the applicant should verify that the water service to the property is from the City of Rapid City and that the Rapid Valley Sanitary District service line into the property has been abandoned.

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.

Red Line Comments: Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff noted that the comments must be addressed and the red lined drawings must be returned prior to issuance of a building permit.

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