

STAFF REPORT
November 9, 2006

No. 06UR021 - Conditional Use Permit to allow the expansion of an existing mission **ITEM 71**

GENERAL INFORMATION:

PETITIONER	Baffuto Architecttura for Cornerstone Rescue Mission
REQUEST	No. 06UR021 - Conditional Use Permit to allow the expansion of an existing mission
EXISTING LEGAL DESCRIPTION	Lots 11 thru 14, Lots 17 thru 23, the east 10 feet of the vacated Right-of-way adjacent to Lot 17, the vacated alley between Lots 11 thru 14, and Lots 19 thru 23 of Block 80, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.108 acres
LOCATION	30 Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/10/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow the expansion of an existing mission be approved with the following stipulations:

1. A building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy;
2. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. The parking and landscaping shall continually comply with all requirements of the Zoning Ordinance and the approved site plan. All landscaping shall be maintained in a live vegetative state at all times;
4. The new additions to the existing structure shall be fully fire sprinkled and fire alarmed/detected and all applicable provisions of the International Fire Code shall continually be met;

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5. Prior to issuance of a building permit drainage, site grading, and erosion control plans shall be submitted for review and approval
6. All red line comments must be addressed and the red lined drawings must be returned prior to issuance of a building permit;
7. The proposed structures shall conform architecturally to the plans and elevations submitted;
8. The Amendment to a Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting approval of an Amendment to a Conditional Use permit to allow the expansion of an existing mission. The subject property is located north of Main Street and east of First Street. Currently, a mission and parking lot are located on the property. The applicant has submitted plans proposing to construct a 1,733 square foot addition onto the existing structure that will consist of four dormitory rooms and additional office space to provide temporary housing for veterans.

On October 19, 1987 City Council approved a Conditional Use Permit to allow a mission to be located on the subject property with the stipulation that the use be reviewed after one year of being open.

On October 16, 1989 the Conditional Use Permit to allow a mission was reviewed and again approved with the stipulation that the use be reviewed after one year.

On November 5, 1990 the Conditional Use Permit to allow a mission was again reviewed and approved with no requirement for review.

STAFF REVIEW: Staff has reviewed this request for an Amendment to a Conditional Use Permit as it relates to the applicable provisions of Section 17.54.030 of the Rapid City Municipal Code and has noted the following issues:

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

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 the applicant's plans indicate that a two story structure will be constructed. The plans indicate that the proposed structure will meet all the building height requirements of Section 17.18.060 of the Rapid City Municipal Code.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires parking to be provided. The parking plan submitted shows 46 parking stalls being provided which exceeds the minimum 34 parking stalls required for the proposed uses. The proposed parking plan appears to meet all of the applicable minimum requirements of Section 17.50.270 of the

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Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted identifies 38,350 landscaping points provided exceeding the minimum 38,333 points required. The proposed landscaping plan appears to meet the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted the new additions to the existing structure shall be fully fire sprinkled and fire alarmed/detected and that all applicable provisions of the International Fire Code shall continually be met.

Drainage and Grading: Staff noted that drainage, site grading and erosion control plans must be submitted for review and approval. Staff recommends that prior to issuance of a building permit, drainage, grading, and erosion control plans shall be submitted for review and approval.

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.

Design Standards: Staff noted that building elevations for the proposed addition indicate building materials to be brick and EIFS (synthetic stucco) to match the materials and colors of the existing structure. The floor plans indicate four dormitory rooms with only sleeping areas and no kitchen areas. There are also proposed restrooms, a television room, and office area proposed to be built and used in conjunction with the proposed dormitory rooms.

Notification Requirement: As of this writing, the sign has been posted on the property and the certified mailings have been returned. Staff has received one inquiry but no objections regarding the proposed Amendment to a Conditional Use Permit.

Staff is recommending that this item be approved with the previously stated stipulations.