

STAFF REPORT  
February 8, 2007

---

**No. 07SR003 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center**      **ITEM 10**

---

GENERAL INFORMATION:

PETITIONER	enVision Design, Inc. for Rapid City Arts Council
REQUEST	<b>No. 07SR003 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center</b>
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5, the north half of the adjacent vacated alley, the east half of Lot 26, Lots 27 thru 32, and the south half of the adjacent vacated alley, Block 103, Original Town of Rapid City, all located in the NE1/4 of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .98 acres
LOCATION	713 Seventh Street
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	Central Business District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/12/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center be approved.

GENERAL COMMENTS: The subject property is located at 713 Seventh Street, south of Kansas City Street and east of Mt. Rushmore Road. The subject property is currently zoned Central Business District and is owned by the City of Rapid City. The property is surrounded by properties zoned Central Business District. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center.

On November 9, 2006 Planning Commission approved a SDCL 11-6-19 Review (06SR069) to allow the remodel and construction of the Dahl Fine Arts Center. However, the applicant has made modifications to the exterior façade, building signage, and proposed landscaping.

STAFF REPORT  
February 8, 2007

---

**No. 07SR003 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center** **ITEM 10**

---

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". As previously indicated, the subject property is publicly owned land requiring that the Planning Commission review and approve the proposed remodel and 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 considerations:

Project: The project includes the remodel of the Dahl Arts Center and the MDU building and the construction of an expansion building between the two existing buildings. The remodel of the Dahl Arts Center will relocate the administration and educational functions to the remodeled MDU building and relocate the theater function to the Event Center in the expansion building. The basement will be used for the curation area. The complex will utilize three connected buildings. A building permit and certificate of occupancy will be required prior to any construction.

Dahl: The current Dahl Arts Center, built in 1973, will be used to expand the gallery space and the curation and collections areas. The main entry will be replaced by aluminum framed windows. A sculpture pad will be located at the entry landing. Four galleries will be located in the current Dahl building. The Mural Room will be used for gallery talks, small musical performances, gallery space and receptions.

MDU: The former MDU building, built in 1955, will be remodeled for a multi-purpose room, reception area and three art classrooms on the main level. The second level will house the administrative offices. The basement will be renovated in the future.

Expansion building: The alley between the Dahl Arts Center and the MDU building has been vacated to accommodate the expansion building that will connect the Dahl and the MDU buildings. The primary entrance to the facility will be in the Expansion building. The main space will be a 3200 square foot Event Center Room to be used for theatrical performances, musical performances, film, catered receptions, and seminars. Stage events will have seating for 240 to 260 people. A retail area is located off the lobby and will include a small snack and coffee bar. A loading dock and performance/event loading area will be located from the alley side of the facility. The loading dock is designed to accommodate a 45-foot semi trailer.

Easements: On December 4, 2006 City Council approved the request for an east-west overhead utility easement, a permanent drainage easement along the west side of the MDU building, and a permanent access and utility easement along the west side of the MDU building. The easements were recorded at the Pennington County Register of Deeds Office

STAFF REPORT  
February 8, 2007

---

**No. 07SR003 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center** **ITEM 10**

---

on December 12, 2006.

Phasing: A phasing plan has been submitted for the project. The construction and remodel for the Center will be phased to accommodate the relocation of the current Dahl Art Center. The remodel of the MDU building will occur first, followed by the construction of the expansion area, the remodel of the Dahl building, and then the loading dock addition.

Exterior: As previously stated the applicant is proposing changes to the façade of the expansion project that was previously approved on November 9, 2006 due to the current construction market. However the revised plans are very similar to the previously approved plans. The exterior of the current Dahl Arts Center will remain intact. The MDU building will remain similar in appearance. The single-pane windows will be replaced with thermal windows. The entry doors will have a storefront system with a metal awning with curved edges. The expansion area will be masonry with metal panel accents to blend with the architecture of the Dahl and the MDU buildings.

Parking: The Central Business District does not require off-street parking, so the facility will utilize on-street city parking. There will be approximately ten parking stalls located on the west side of the MDU building for staff parking and after-hours event parking to include a handicapped parking space. The revised site plan for Dahl Arts Center shows parking stalls near the main entry being eliminated and replaced with a drop off/pick up area for buses. However, this is not a part of the SDCL 11-6-19 Review process and will require separate consideration from City Council to allow the removal and modification of on-street parking.

Landscaping: The landscape for the project is limited to the southeast corner of the site and the existing sculpture garden. The sculpture garden will include grass areas with shade trees and ornamental shrubbery.

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy must be 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.

Sign Permit: Staff noted that a Sign Permit must be obtained prior to installation of any signage.

11.1 Review: Staff noted the property is partially located within the environs of individually nominated historic properties and that the applicant shall submit a SDCL 11.1 Historic Review application to be reviewed and approved by the Historic Preservation Commission for the proposed renovations.

Staff is recommending that the SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center be approved.