

STAFF REPORT
June 21, 2007

No. 07SR036 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 12**

GENERAL INFORMATION:

PETITIONER	Hermanson Egge Engineering, Inc. for Rapid City Area School District No. 51
REQUEST	No. 07SR036 - SDCL 11-6-19 Review to allow the construction of a structure on public property
EXISTING LEGAL DESCRIPTION	Tract A-B of SE1/4 NE1/4 and the NE1/4 SE1/4, platted, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.27 acres
LOCATION	1003 Soo San Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Office Commercial District - Low Density Residential District
South:	Public District
East:	Park Forest District - Low Density Residential District - Office Commercial District
West:	Low Density Residential District - Office Commercial District
PUBLIC UTILITIES	City
DATE OF APPLICATION	5/18/2007
REVIEWED BY	Loren Fuhrmann / Mary Bosworth

RECOMMENDATION:

Staff is recommending that the SDCL 11-6-19 Review be continued to the July 5, 2007 Planning Commission Meeting to allow the applicant to submit additional required information.

GENERAL COMMENTS:

The subject property is located at 1003 Soo San Drive, at the southwest corner of the intersection of Soo San Drive and Range Road. West Middle School is currently located on the subject property. The subject property is located within the municipal boundaries of the City of Rapid City.

The applicant is requesting to relocate an annex building from General Beadle Elementary

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School to West Middle School.

Current zoning of the subject property is Public District. West Middle School is currently located on the subject property and is a permitted use in a Public District.

South Dakota Codified Law 11-6-19 states: Whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission.

The subject property is a public building on public ground and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

The applicant is requesting approval of a SDCL 11-6-19 Review to relocate an annex building from General Beadle Elementary School to West Middle School.

STAFF REVIEW:

Staff has reviewed the proposed SDCL 11-6-19 review and has noted the following considerations:

Site Plan:

Staff is unable to review the location and extend of the proposed use until the applicant submits a complete site plan for the entire parcel showing all the existing and proposed development, including building foot prints, parking stalls and aisles, loading areas and docks, driveways and curb cuts, landscaping, adjacent streets, utility services lines and sidewalks.

Engineering:

Plans for the subject property shall be stamped and signed by a South Dakota Registered Professional Engineer. The site plan submitted by the applicant for the property needs to show fire hydrants within 500 feet of the subject property.

Fire Department:

If the annex building to be located on the subject property is to be used for classes, then the annex building shall comply with fire alarms, fire sprinklers and proper exits.

Permits:

The applicant must obtain a building permit prior to construction on the property.

The applicant must obtain a moving permit prior to moving the annex building onto the property.

The applicant must apply for an Air Quality permit if one or more acres will be disturbed.

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The applicant must obtain a Certificate of Occupancy prior to occupancy of the subject property.

Staff is recommending that the SDCL 11-6-19 Review be continued to the July 5, 2007 Planning Commission Meeting, to allow the applicant to submit a complete site plan for review.