

STAFF REPORT
July 5, 2007

No. 07SR037 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 20**

GENERAL INFORMATION:

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| PETITIONER | Hermanson Egge Engineering, Inc. for Rapid City Area School District No. 51 |
| REQUEST | No. 07SR037 - SDCL 11-6-19 Review to allow the construction of a structure on public property |
| EXISTING LEGAL DESCRIPTION | Lots 1 and 2 of Block 9 of Robbinsdale Subdivision No. 6, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 8.0 acres |
| LOCATION | 3301 Grandview Drive |
| EXISTING ZONING | Public District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Low Density Residential 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 26, 2007** Planning Commission Meeting to allow the applicant to submit additional required information.

GENERAL COMMENTS:

The staff report has been revised as of June 22, 2007. All revised and/or added text is shown in bold print. This item was continued to the July 5, 2007 Planning Commission meeting to allow the applicant to submit additional required information. As of June 22, 2007 the required information has not been submitted. Staff recommends that the proposed SDCL 11-6-19 Review to allow the construction of a structure on public property be continued to the July 26, 2007 Planning Commission meeting to allow the applicant to submit the required information.

The subject property is located at 3301 Grandview Drive, at the southwest corner of the

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intersection of Grandview Drive and Colorado Street. Grandview Elementary 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 School to Grandview Elementary School.

Current zoning of the subject property is Public District. General Beadle Elementary 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 Grandview Elementary 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.

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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.

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 26, 2007** Planning Commission Meeting, to allow the applicant to submit a complete site plan for review.