

STAFF REPORT
September 6, 2007

No. 07SR046 - SDCL 11-6-19 Review to allow the acquisition of 4.25 acres of property for public use, to allow the facility to be used for vehicle storage, traffic operations storage, and police operations storage.

ITEM 12

GENERAL INFORMATION:

APPLICANT/AGENT	Growth Management Department for City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07SR046 - SDCL 11-6-19 Review to allow the acquisition of 4.25 acres of property for public use, to allow the facility to be used for vehicle storage, traffic operations storage, and police operations storage.
EXISTING LEGAL DESCRIPTION	Lot 2 of Government Lot 2, less 472 feet and Tract C, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.25 acres
LOCATION	760 Centre Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Flood Hazard District
East:	Light Industrial District
West:	Light Industrial District - Flood Hazard District
PUBLIC UTILITIES	Public Water and Sewer
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the acquisition of 4.25 acres of property for public use, and to allow the facility to be used for vehicle storage, traffic operations storage, and police operations storage be approved.

GENERAL COMMENTS:

The applicant has submitted a South Dakota Codified Law 11-6-19 review to allow the acquisition of 4.25 acres of property for public use, and to allow the facility to be used for vehicle storage, traffic operations storage, and police operations storage. South Dakota Codified Law

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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 property is located at 760 Centre Street. Currently, a 40,000 square foot building is located on the property. The property is currently zoned Light Industrial District.

STAFF REVIEW:

Staff has reviewed the South Dakota Codified Law 11-6-19 review and noted the following considerations:

ACQUISITION AND USE:

Staff has noted that the property was acquired by the City of Rapid City on October 24, 2006. The applicant proposes to use the property as a bus storage facility, a police operations storage facility, and a traffic operations storage facility. Renovations of the interior of the structure are also planned. As part of the renovations the building will contain 24 indoor storage stalls for buses. The applicant also proposes to relocate an overhead door on the north elevation of the building, and add an additional overhead door on the south elevation of the building. The property is currently zoned Light Industrial District. Staff has noted that the proposed uses for the building are compatible with allowed uses within a Light Industrial District. Staff recommends that prior to any renovations of the building that the applicant obtain the necessary building permit(s).

FLOODPLAIN:

The property is located within the 100 year Federally designated flood plain boundary. The applicant has provided an elevation certificate approved by the Federal Emergency Management Association indicating that the lowest grade on the site (3185 feet) is higher than the base flood elevation (3184 feet).

FIRE PROTECTION:

The structure located on the property is currently not in compliance with the International Fire Code. The applicant has indicated that the proper fire detection and alarm devices will be installed as part of the renovation process. Staff recommends that the proper fire detection and alarm devices be installed, and that all applicable codes of the International Fire Code be continually met.

Staff recommends that the SDCL 11-6-19 Review to allow the acquisition of 4.25 acres of property for public use, and to allow the facility to be used for vehicle storage, traffic operations storage, and police operations storage be approved.