

STAFF REPORT
January 10, 2008

No. 07SR055 - SDCL 11-6-19 Review to allow the construction of a public structure **ITEM 79**

GENERAL INFORMATION:

APPLICANT/AGENT	Doty Volunteer Fire Department
PROPERTY OWNER	Doty Volunteer Fire Department, Inc.
REQUEST	No. 07SR055 - SDCL 11-6-19 Review to allow the construction of a public structure
EXISTING LEGAL DESCRIPTION	Doty Lot 1 of Block 1 of Canyon Springs Preserve, Section 23, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.41 acres
LOCATION	Southwest corner of the intersection of North Emerald Ridge Road and Nemo Road
EXISTING ZONING	Low Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	General Agriculture District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Private water and private sewer
DATE OF APPLICATION	10/18/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the **SDCL 11-6-19 Review to allow the construction of a public structure be approved with the following stipulations:**

- 1. Prior to Planning Commission approval, additional drainage information shall be submitted demonstrating adequate downstream capacity for the additional runoff or a revised site plan providing on site detention for the additional storm water flows.**

GENERAL COMMENTS: (Update January 2, 2008. All revised text is shown in bold.) On **December 5, 2007** staff has received the additional information required for consideration of the **SDCL 11-6-19 Review.**

The applicant is requesting approval of a SDCL 11-6-19 Review to allow the construction of

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a fire station on the property located at the southwest corner of the intersection of North Emerald Ridge Road and Nemo Road. The property is currently zoned Low Density Residential District in Pennington County. The properties located north, south, and west of the property are zoned Planned Unit Development in Pennington County. The properties located east of the property are zoned General Agricultural District in Pennington County. Currently, the property is void of structural development.

On September 24, 2007, the Pennington County Planning Commission approved a Conditional Use Permit (#CU07-37) for a fire station on the property with nine stipulations.

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". This is a public utility located on privately owned land requiring that the Planning Commission review and approve the proposed installation.

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 issues:

Parking: Staff noted that additional information on the types of uses of the building would need to be provided before accurate parking requirements could be determined. Staff also noted that all vehicle circulation and parking areas shall be paved per Section 17.50.270 of the Rapid City Municipal Code. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit a revised site plan for review and approval.

On December 5, 2007 the applicant submitted additional information for the types of uses within the proposed building. It was determined that 10 parking stalls are required and that a total of 40 parking stalls with two stall being handicap accessible are being provided.

On September 24, 2007 the Pennington County Planning Commission approved a Conditional Use Permit (#CU07-37) for a fire station on the property allowing a gravel driveway to access the lower level parking lot.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that no landscape information was indicated on the plan. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit a revised site plan for review and approval.

On September 24, 2007 the Pennington County Planning Commission approved a Conditional Use Permit (#CU07-37) for a fire station on the property that included the

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existing landscaping.

Design Features: The vehicle bay area of the fire hall will be constructed with metal siding and a metal roof. The office and meeting area of the building will be constructed with fiber-cement siding and a metal roof with a timber post and stone veneer entry canopy. However, the colors of the proposed structure were not submitted as part of the application. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit a list of colors for the proposed structure.

On December 5, 2007 the applicant indicated that the structure will be earth tone in color.

Fire Safety: Staff noted that the proposed structure will be fully fire sprinklered and fire alarmed and that fire apparatus access appears to be in compliance with the 2003 International Fire Code. However, a fire hydrant shall be required and located per the 2003 International Fire Code. As such, staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to revise the plans and provide the required hydrant.

On December 5, 2007 the applicant submitted additional information demonstrating that the required fire hydrant will be provided.

Drainage and Grading: Staff noted that the drainage and grading plans were submitted as part of the 11-6-19 SDCL Application. However, no drainage calculations were submitted showing that developed flows do not exceed existing storm water flows as part of the application. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit the required drainage calculations and show any required drainage facilities on the site plan.

On December 5, 2007 the applicant submitted drainage calculations for the subject property. However, the submitted calculations show that the developed flows exceed existing storm water flows. As such, staff recommends that prior to Planning Commission approval additional drainage information shall be submitted demonstrating adequate downstream capacity for the additional runoff or a revised site providing on site plan detention for the additional storm water flows.

Water System: Staff noted that proposed plans demonstrate that the water system will be connected to an existing 8 inch water line to the west on the adjacent property. However, no easement was indicated on the plans demonstrating access to the existing water line. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit the required documentation demonstrating access to the existing water line.

On December 5, 2007 the applicant submitted the required documentation demonstrating access to the existing water line.

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Wastewater System: The applicant submitted plans for an on-site wastewater disposal system. Staff noted that a stipulation of approval by the Pennington County Planning Commission required that prior to issuance of a building permit the applicant shall submit plans for the wastewater system the South Dakota Department of Environmental and Natural Resources for their review and approval.