

STAFF REPORT
August 6, 2009

No. 09SR066 - SDCL 11-6-19 Review to construct an addition on to an existing structure on public property **ITEM 13**

GENERAL INFORMATION:

| | |
|----------------------------|--|
| APPLICANT | J. Scull Construction |
| AGENT | Upper Deck Architecture |
| PROPERTY OWNER | Rapid City Area School District |
| REQUEST | No. 09SR066 - SDCL 11-6-19 Review to construct an addition on to an existing structure on public property |
| EXISTING LEGAL DESCRIPTION | Tract A of Marshall Subdivision, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 24.1 acres |
| LOCATION | 800 Mickelson Drive |
| EXISTING ZONING | Public District |
| SURROUNDING ZONING | |
| North: | Public District |
| South: | Low Density Residential District – Light Industrial District |
| East: | Medium Density Residential District – Low Density Residential District |
| West: | Medium Density Residential District – Low Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 6/30/2009 |
| REVIEWED BY | Patsy Horton / Karley Halsted |

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to construct an addition on to an existing structure on public property be approved.

GENERAL COMMENTS: The subject property is located north of Omaha Street between Sedivy Lane and South Valley Drive. The subject property is currently zoned Public District and houses Western Dakota Technical Institute's main campus. The property located north is zoned Public District. The property located south of the subject property is zoned Low Density Residential District and Light Industrial District. The properties located east and west of the subject property are zoned Medium Density Residential District and Light Industrial District.

STAFF REPORT
August 6, 2009

No. 09SR066 - SDCL 11-6-19 Review to construct an addition on to an existing structure on public property **ITEM 13**

On November 9, 2006, the Planning Commission approved a SDCL 11-6-19 Review to allow the construction of a burn facility for emergency response training on the subject property.

On July 23, 2009, the Planning Commission approved a SDCL 11-6-19 Review for a sign to be constructed on public property.

The applicant is now requesting approval of a SDCL 11-6-19 Review to allow the expansion and remodel of an existing structure on public property.

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 structure located on publicly owned land requiring that the Planning Commission review and approve the proposed 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 issues:

Building Permits: Staff noted that a Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy.

Air Quality Permit: Staff noted that an Air Quality Permit shall be obtained if more than one acre is disturbed.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements as per Section 17.22.040 of the Rapid City Municipal Code.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. As such, the applicant's stormwater management plan appears to be in compliance with the City's adopted Stormwater Quality Manual.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires that 916 parking spaces shall be provided for the existing uses on the subject property. The applicant's parking plan appears to be in compliance with the City's adopted Off-Street Regulations.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that the applicant has submitted a landscape plan confirming that the

STAFF REPORT
August 6, 2009

No. 09SR066 - SDCL 11-6-19 Review to construct an addition on to an existing structure on public property **ITEM 13**

site complies with the requirements of Section 17.50.300(E).

Drainage and Grading: Staff noted that the drainage and grading plans submitted appear to be designed in compliance with the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2004 Edition.

All redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Staff recommends that the SDCL 11-6-19 Review to allow renovations and expansion of an existing structure on public property be approved.