

STAFF REPORT

April 8, 2010

No. 10SR015 - SDCL 11-6-19 Review to renovate a public school and relocate public utilities

ITEM 43

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District #1
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Rapid City Area School District #1 and the City of Rapid City
REQUEST	No. 10SR015 - SDCL 11-6-19 Review to renovate and expand a public school and relocate public utilities
EXISTING LEGAL DESCRIPTION	Lots RU-302A and RU-302B of the Original Town of Rapid City, Tract 19 less Lot H1 of the Rapid City Greenway Tract, Lot ER of the original Townsite of Rapid City and the adjacent N. Mount Rushmore Road right-of-way located in Sections 35 and 36, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 34.4 acres
LOCATION	North of Omaha Street between West Boulevard North and North Mount Rushmore Road
EXISTING ZONING	Civic Center District - Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District - Low Density Residential District - General Agriculture District
South:	General Commercial District
East:	Civic Center District - Flood Hazard District
West:	Flood Hazard District - Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/26/2010
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to renovate and expand a public school and to relocate public utilities be approved if the following issues are addressed prior to Planning Commission approval:

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1. **The Vacation of Easement requests to vacate existing utility easements located on the property shall be approved by the City Council. In addition, the applicant shall record alternate utility easements as needed on the City property and copies of the recorded documents shall be submitted to the Growth Management Department;**
2. **An Exception is hereby granted to reduce the setback(s) for the structural encroachments from 25 feet to zero feet along the common lot line located between the School property and the City property; and,**
3. **An Exception is hereby granted to reduce the number of planter islands from 23 to 16 planter islands.**

GENERAL COMMENTS:

(Update: March 27, 2010. All revised and/or added text is shown in bold print.) This item was continued at the March 25, 2010 Planning Commission meeting to allow the applicant to submit additional information and to address outstanding issues. The applicant has subsequently submitted copies of recorded utility easements for the School property, revised construction plans and a revised Landscape Plan.

The applicant has submitted a SDCL 11-6-19 Review to renovate and construct additions onto Central High School and to construct a 12 inch city water main loop in order to provide required fire flows to the building. In particular, the project includes the construction of a science wing and a 9th grade wing along the north side of the existing building and the construction of a gymnasium, locker rooms and related offices along the south side of the existing building. Additional parking will also be provided south and east of the school. The site work associated with the renovations and additions includes replacing and constructing asphalt parking, constructing new storm sewer, constructing new stormwater treatment and attenuation ponds, relocating utilities and additional landscaping of the disturbed areas.

The applicant has also submitted a Vacation of Easement request (File #10VE004) to vacate existing utility easements located on the school property and a Vacation of Easement request (File #10VE005) to vacate existing utility easements located on the City property.

On January 4, 2010, the City Council approved a Rezoning request (File #09RZ054) to rezone a 1.863 acre portion of the property from Flood Hazard District to Civic Center District and a Comprehensive Plan Amendment to the Future Land Use Plan (File #09CA013) to change the land use designation from Public with Flood Hazard to Civic Center.

The property is located north of Omaha Street, south of North Street, east of West Boulevard N. and west of N. Mount Rushmore Road. The northern portion of the property is owned by the Rapid City Independent School District #1 and the southern portion is owned by the City of Rapid City. Currently, the Central High School building with parking is constructed on the northern portion of the property and tennis courts with restrooms and parking is constructed on the southern portion of the property.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and

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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 request to renovate and expand a public school and to relocate public utilities on public property as identified is a public improvement. In addition, the property is identified within the area covered by the Rapid City Comprehensive Plan requiring that the improvement be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review to renovate and expand a public school and to relocate public utilities and has noted the following considerations:

Easements: As previously indicated, the applicant has submitted Vacation of Easement requests to vacate existing utility easements located on the property. The proposed additions encroach into two of these existing utility easements. As such, the easements must be vacated as proposed prior to approval of this SDCL 11-6-19 Review.

Staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to vacate the utility easements as needed in order to allow the proposed expansion.

(Update: March 27, 2010.) As previously indicated that applicant has submitted copies of the recorded utility easements for the School property. The Public Works Committee will consider the Vacation of Easement requests at their March 30 Public Works Committee Meeting. In addition, the City Council will consider the requests at their April 5, 2010 City Council meeting. Prior to Planning Commission approval, the Vacation of Easement requests to vacate existing utility easements located on the property must be approved by the City Council. In addition, the applicant must record alternate utility easements as needed on the City property and copies of the recorded documents must be submitted to the Growth Management Department.

Construction Plans: Staff has reviewed the construction plans and noted red lined comments that must be addressed. In particular, the fire hydrant in the northwest quadrant of the intersection of N. Mount Rushmore Road and the northern approach along the street must be relocated due to a conflict with the proposed crosswalks across N. Mount Rushmore Road. In addition, pedestrian access must be provided from this quadrant to the parking lot. Pedestrian access must also be provided from North Street along the west side of the western most approach to the 9th grade wing.

The applicant has indicated that the plans will be revised as needed and resubmitted for review and approval. Staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to submit the revised plans for review and approval.

(Update: March 27, 2010.) As previously indicated, the applicant has submitted revised construction plans addressing the red line comments. Staff has

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subsequently reviewed and approved the plans.

Floodplain: A portion of the property is located within the a Federally Designated 100 year Floodplain. The applicant has obtained a Floodplain Development Permit for the proposed project. However, since the permit was approved, the construction plans have been revised. As such, the Floodplain Development Permit must be revised to reflect these changes.

Staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to revise the Floodplain Development Permit to reflect the revised construction plans.

(Update: March 27, 2010.) The Floodplain Development Permit has been amended to reflect the revised construction plans. Staff has subsequently reviewed and approved the permit.

Lighting: To date, a complete lighting plan has not been submitted for review and approval showing the proposed lighting within the parking lot and along the exterior of the building. As such, staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to submit a complete lighting plan as identified.

(Update: March 27, 2010.) The applicant has submitted a complete lighting plan for the project. Staff has subsequently reviewed and approved the plan.

Dumpster: The applicant's site plan identifies a dumpster location east of the southern approach to the site from West Boulevard N. To date, screening for the dumpster has not been submitted for review and approval. As such, staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to submit an elevation of the screening fence identifying dimensions, building material and a color palette.

(Update: March 31, 2010.) The applicant has submitted an elevation of the screening fence identifying a 6 foot high wooden fence. The proposed screening fence must conform architecturally to the plans and elevations reviewed and approved as part of this SDCL 11-6-19 Review application.

Flagpole: The applicant has indicated that a flagpole will be placed on the property. To date, the site plan does not show the location of the flagpole. As such, staff recommends that the SDCL 11-6-19 Review be continued to allow the applicant to identify the location of the flagpole to insure that it does not encroach into any sight triangles or traffic patterns.

(Update: March 27, 2010.) The applicant has submitted a revised site plan showing the proposed flagpole within the courtyard located at the north entrance to the building. Staff has reviewed and approved the location of the flagpole.

Exceptions: An Exception must be obtained to allow 6 approaches to the site in lieu of 2 approaches and an Exception must be obtained to allow an approach width in excess of 28 feet or the plans must be revised to comply with City design standards.

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(Update: March 29, 2010.) The Exception requests to allow 6 approaches to the site in lieu of 2 approaches and to allow approach widths in excess of 28 feet have been approved.

Civic Center Board: The Civic Center Board of Directors has requested that the northern approach along Mount Rushmore Road to the Central High School campus align with the existing approach to the Civic Center. The applicant's site plan identifies that the approach is located approximately 170 feet north of the Civic Center approach which exceeds the minimum spacing requirement of 75 feet as per the Street Design Criteria Manual. As such, the proposed approach location is in compliance with City design standards. The applicant has also submitted plans identifying pedestrian cross walks being provided north and south of the proposed approach.

Parking: The applicant's site plan shows that 1,102 parking spaces currently exist on the property and that 1,102 parking spaces will continue to be provided as a part of this expansion project. However, since the applicant is proposing to expand the existing school building, a parking determination must be obtained from the City Council for the expanded school campus as per the Rapid City Municipal Code. The parking determination must be obtained prior to the start of construction.

Park Land: The southern portion of the property owned by the City of Rapid City was dedicated as park land on the face of the Rapid City Greenway Tract plat approved in 1979, along with numerous other Greenway Tracts. Any use of this area must be for recreational uses. The applicant is proposing to construct a gymnasium, locker rooms and related offices within this area which qualify as recreational use(s).

Design: The applicant has submitted elevations of the proposed building identifying two story additions with a flat roof to match the existing building. The additions will be constructed with concrete masonry units, face brick with tooled concave joints and masonry chase around columns, glass and wood to match the existing building.

The proposed additions must conform architecturally to the plans and elevations and color palette reviewed and approved as part of this SDCL 11-6-19 Review application.

Setbacks: The project is being constructed on three separate parcels. The northern two parcels and the area of the project on the southern parcel are zoned Civic Center District. The Civic Center District requires a minimum 25 foot setback along all lot lines. The applicant's site plan identifies that the proposed expansion(s) extend across two lot lines which results in an encroachment into the required setback(s). The applicant has subsequently requested that an Exception be granted to reduce the setback in the area of the encroachment(s) from 25 feet to zero feet.

Since minor drainage and utility easements do not exist along these lot lines and since the applicant has demonstrated that utilities and drainage will be accommodated through the balance of the property, staff recommends that the Exception request to reduce the

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setbacks for the structural encroachments from 25 feet to zero feet be granted.

Parking: Currently, 1,102 parking spaces exist within the Central High School campus. The applicant is proposing to remove some of the parking along the north side of the building to allow for the proposed additions. As such, additional parking is being proposed along the south and east side of the building. The applicant's parking plan identifies that 1,102 parking spaces will continue to be provided within the Central High School campus. As such, the parking plan is in compliance with the City Council's parking determination for Central High School. In addition, the proposed renovations and additions onto the building do not require that any additional parking be provided.

Signage: The applicant has submitted information identifying regulatory signs within the parking lot. However, a sign package identifying the location and design of proposed signage for Central High School has not been submitted for review and approval. If the applicant is proposing signage, then a complete sign package must be submitted for review and approval. The sign package must include dimensions, building material, color palette and illumination information proposed for each sign.

(Update: March 27, 2010.) The applicant has indicated that, other than regulatory signs, no additional signage is being proposed as a part of this application. The applicant should be aware that any additional signage will require that permits be obtained as needed prior to the construction and/or placement of the signs.

Landscape Plan: A minimum of 563,048 landscape points and 23 planter islands are required. The applicant has submitted a landscape plan identifying 563,146 points with 16 landscape islands. In addition, the applicant has requested an Exception to reduce the number of required planter islands from 23 to 16 planter islands.

The applicant's landscape plan identifies a courtyard at the entrance to the school which is heavily landscaped. In addition, landscaping consisting of deciduous trees and shrubs is proposed along the perimeter of the project as it abuts West Boulevard N., North Street and N. Mount Rushmore Road. In lieu of providing the 7 additional planter islands, the applicant is requesting that the landscaping at the courtyard and along the perimeter be allowed.

Since the proposed landscape plan exceeds the minimum required points and since the landscape plan identifies a heavily landscaped courtyard and perimeter plantings, staff recommends that the Exception request to reduce the number of planter islands from 23 to 16 be granted.

Phasing Plan: The applicant has stated that in the future, an arts and theater wing will be constructed along the north side of the building as a second phase of the project. As such, staff recommends that a Phasing Plan be submitted for review and approval identifying the location of the expansion and a time frame for completion of the project. Please note that this SDCL 11-6-19 Review does not include the review and approval for Phase Two of the project since construction plans have not been submitted for this phase of the development.

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(Update: March 27, 2010.) The applicant has submitted a Phasing Plan showing the construction of an arts and theater wing as a second phase of development. Please note that this SDCL 11-6-19 Review does not include the review and approval for Phase Two of the project since construction plans have not been submitted for this phase of the development.

Permits: Prior to the start of construction, a Building Permit, an Air Quality Permit, a Permit to Work in the Right-of-way and an Erosion and Sediment Control Permit must be obtained.

The location and extent of the proposed renovation and construction of additions onto Central High School and the construction of a 12 inch city water main loop is consistent with the adopted Comprehensive Plan and the related regulations. As such, staff will recommend that the SDCL 11-6-19 Review be approved if the above noted issues are addressed prior to Planning Commission approval of this item.