

STAFF REPORT  
July 7, 2011

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**No. 11PD026 - Initial and Final Residential Development Plan to expand a public fire station**      **ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Rod Johnson - City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 11PD026 - Initial and Final Residential Development Plan to expand a public fire station</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Robbinsdale Park Addition to the City of Rapid City located in the SE1/4 of SW1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .808 acres
LOCATION	At the northeast corner of the intersection of Robbinsdale Park Road and East Fairmont Boulevard
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan to expand a public fire station be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. The front yard setback along Robbinsdale Park Road is hereby reduced from 35 feet to 33.7 feet for the existing structure. The rear yard setback is hereby reduced from 25 feet to 14 feet for the proposed addition. The side yard setback to the east lot line is hereby reduced from 35 feet to 20 feet for the proposed addition. All other provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Residential Development Plan or a subsequent Major

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- Amendment;
3. The minimum parking requirement is hereby reduced from 12 parking spaces to nine parking spaces with one of the spaces being "van" handicap accessible.
  4. Upon submittal of a building permit application, a landscape plan shall be submitted for review and approval showing the relocation of the landscaping as needed in order to construct the proposed addition. In addition, the landscape plan shall demonstrate compliance with the City's adopted Landscape Ordinance;
  5. The proposed structure shall conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Residential Development Plan. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations, shall be allowed as a Minimal Amendment to the Residential Development Plan;
  6. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
  7. All signage shall conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Industrial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
  8. The Planned Residential Development shall allow for a public fire station to be located on the property. Other uses permitted within the Low Density Residential District shall be allowed as a Minimal Amendment to the Planned Residential Development requiring the review and approval of the Growth Management Director. Conditional Uses allowed within the Low Density Residential District shall require a Major Amendment to the Planned Residential Development;
  9. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

**GENERAL COMMENTS:**

The applicant has submitted an Initial and Final Planned Residential Development application to allow for the expansion of the fire station located on the property. In particular, the applicant is proposing to construct a two story addition onto the east end of the existing structure to provide separate dormitory quarters for six staff members and to provide a training room and storage space.

The fire station, a municipal building, is a conditional use in the Low Density Residential District. The applicant has submitted the request as an Initial and Final Planned Residential Development to address reduced setback and parking requests.

The property is located in the northeast corner of Robbinsdale Park Road and E. Fairmont Boulevard. Currently, City Fire Station No. 4 is located on the property.

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STAFF REVIEW:

Staff has reviewed the Initial and Final Residential Development Plan and has noted the following considerations:

Design: The applicant has submitted structural elevations identifying that the addition will be two stories, constructed on the east end of the existing building. The addition will be constructed to match the design of the existing structure with a peaked asphalt shingled roof and constructed with wood, glass and simulated wood siding. The applicant has indicated that the structure will be constructed in shades of brown and white to match the existing structure.

Staff recommends that the proposed structure conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Residential Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations shall be allowed as a Minimal Amendment to the Planned Residential Development.

Parking: The applicant has indicated that six employees are housed at the fire station requiring that a minimum of 12 parking spaces be provided to accommodate parking during times of shift change. The applicant has submitted a site plan identifying nine existing parking spaces with one of the spaces being "van" handicap accessible. The applicant has indicated that typically the nine spaces provide sufficient parking; however, the Harney Little League parking lot, located directly west of the fire station, has served as an area for overflow parking if needed. The applicant has confirmed with the City's Parks and Recreation Director that this is an allowable practice.

Based on the ability to utilize the adjacent parking lot located on the adjacent City property and that the parking shortage is only during times of shift change, staff recommends that the parking requirement be reduced from 12 parking spaces to 9 parking spaces with one of the spaces being "van" handicap accessible.

Setbacks: The applicant has requested that the minimum front yard setback along Robbinsdale Park Road be reduced from 35 feet to 33.7 feet for the existing structure. In addition, the applicant has requested that the rear yard setback be reduced from 25 feet to 14 feet for the proposed addition and that the side yard setback to the east lot line be reduced from 35 feet to 20 feet for the proposed addition. Staff has reviewed the request and noted that the existing encroachment into the front yard setback continues to provide sufficient separation between the building and the adjacent street. In addition, the property located adjacent to the rear and side lot lines of the property is owned by the City and utilized for park and/or as soccer fields. Reducing the setbacks as proposed will not negatively impact the use of the adjacent properties. Based on these reasons, staff recommends that the setbacks be reduced as requested. All other provisions of the Low Density Residential District must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Residential Development Plan or a subsequent Major Amendment

Landscaping: In order to construct the proposed addition onto the east end of the structure, a

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portion of the existing landscaping within this area must be removed. As such, staff recommends that upon submittal of a building permit application, a landscape plan be submitted for review and approval showing the relocation of the landscaping as needed to construct the proposed addition. In addition, the landscape plan must demonstrate compliance with the City's adopted Landscape Ordinance.

Signage: The applicant has not indicated that any additional signage is being proposing as a part of this expansion on the property. Staff recommends that all signage conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Initial and Final Planned Residential Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs will require the review and approval of a Major Amendment to the Initial and Final Residential Planned Development. Lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Notification: The white slips and green cards from the certified mailing have been returned and the sign has been posted on the property. As of this writing, staff has not received any calls of inquiry regarding this application.

Staff recommends that the Initial and Final Planned Residential Development be approved with the stipulations as outlined above.