

## **Memorandum #09-32**

**To:** Doug Russell, City Manager  
**From:** Dave Mingo, AICP Community Development Director  
**Subject:** Planning Commission Action Number 09-06 / Resolution #09-06  
**Date:** February 17, 2009



---

### **CONDITIONAL USE REQUEST**

**ACTION NUMBER: 09-06**

**E.T.J. MEMBER ACTION REQUIRED: No**

**APPLICANT / OWNER:** Yankton Public School District

**ADDRESS / LOCATION:** 208 W. 21<sup>st</sup> Street

**PROPERTY DESCRIPTION:** Block 2, North Elm's Addition to the City of Yankton.

**ZONING DISTRICT:** A-1 Agricultural

**PREVIOUS ACTION:** None.

**COMMENTS:** The project description on the attached map does a good job of explaining the proposal. The applicant is requesting a Conditional Use Permit for an addition to the school building. The proposed addition would be located on the northeast side of the existing structure (please reference the attached drawing). The proposed project is intended to provide additional space for the school's current enrollment and address ADA issues.

The proposed location meets all setback requirements. The school is the only occupancy in the city block that it is located on so the project will have very little impact on surrounding residential uses. The proposal maintains the school's current compliance with parking regulations.

Staff has not received any contacts subsequent to the required publication and mailing.

The staff recommends approval of the request.

#### **HEARING SCHEDULE:**

January 12, 2009: The Planning Commission established February 9, 2009 as the date for public hearing on the proposed request.

February 9, 2009: Planning Commission conducts hearing and makes a recommendation to the City Commission.

February 23, 2009: City Commission considers resolution and makes final decision.

**Planning Commission results:** The Planning Commission recommended approval of the proposed request.

**RESOLUTION #09-06**  
Conditional Use

WHEREAS, the Yankton Public School District is the owner of Block 2, North Elm's Addition to the City of Yankton, South Dakota; and,

WHEREAS, the above described property is zoned A-1 Agricultural which allows conditional uses under the City of Yankton's Zoning Ordinance No. 711 as amended; and,

WHEREAS, this conditional use request is necessary for an expansion of the existing school facility on the site and such proposed expanded use has been reviewed and recommended for approval by a vote of the City Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Yankton, South Dakota hereby approves a conditional use permit for the expansion of Stewart School as defined in the associated plans on file in the Community Development Department and accordance with all applicable ordinances and regulations on the above described property.

Adopted:

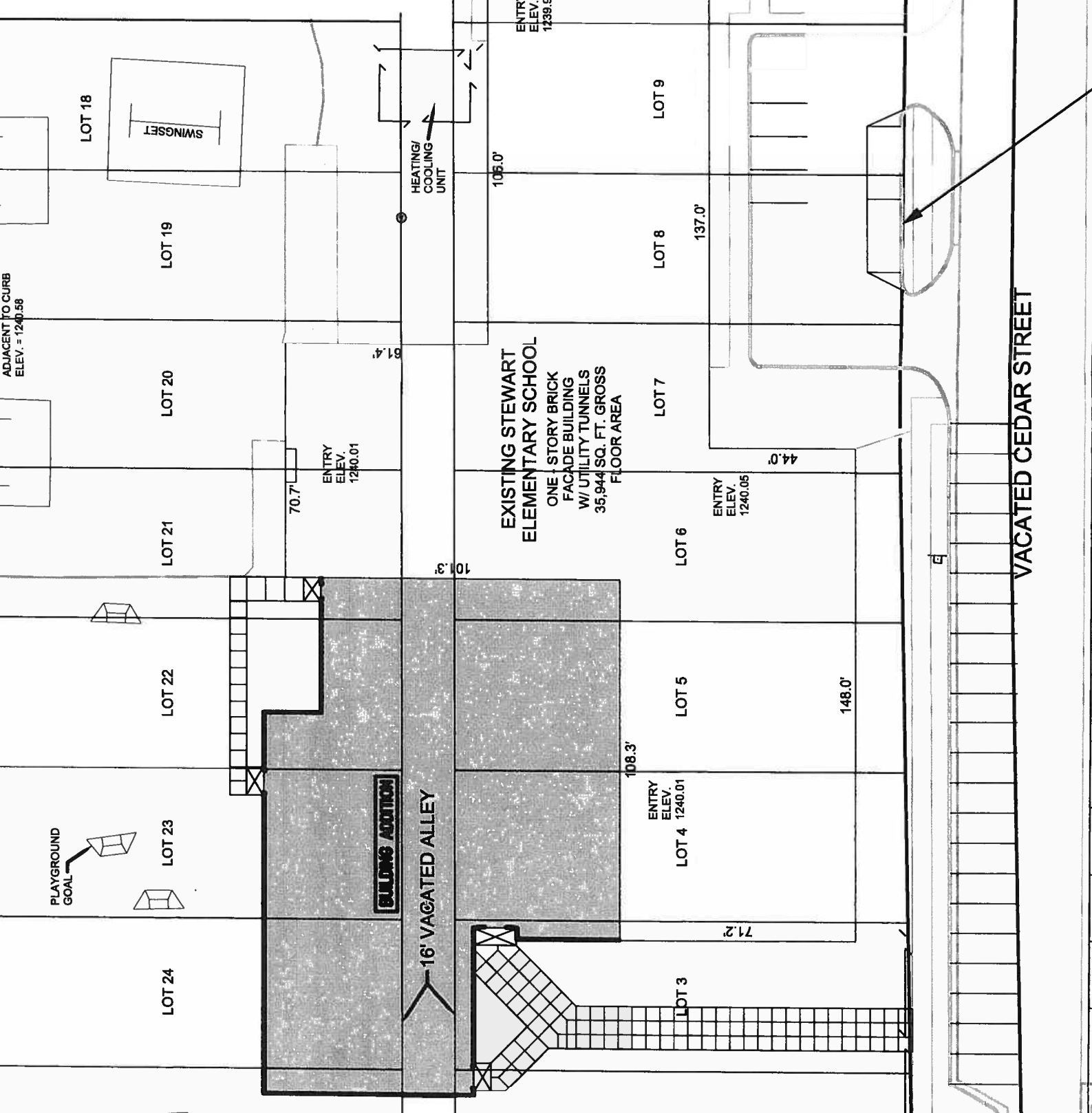
\_\_\_\_\_  
Daniel L. Specht, Mayor

ATTEST:

\_\_\_\_\_  
Al Viereck, Finance Officer

STEWART ELEMENTARY SCHOOL IS AN EXISTING ONE-EXISTING BUILDING FOOTPRINT OF 34,924 SQUARE FEET BUILDING ADDITION IS TO PROVIDE ADDED SPACE FOR ENROLLMENT, AND IT IS NOT THE INTENT OF THE ADDITION TO INCREASE THE STUDENT POPULATION SIGNIFICANTLY. THE PROPOSED ONE-STORY BUILDING WITH AN APPROXIMATE TOTAL BUILDING AREA OF 14,000 SQUARE FEET. THE ADDITION CONSISTS OF A NUTRITION CENTER, COMPUTER LAB, STAFF WORKROOM, SPECIAL EDUCATION CENTER, ALONG WITH PUBLIC TOILETS AND STORAGE SPACES. TO RE-ASSIGN SOME SPACES THAT WILL BE RELOCATED TO THE RENOVATION WORK WILL ALSO INCLUDE ADA RENOVATION PUBLIC TOILET AREAS.

CURRENTLY WITHIN THE EXISTING FACILITY THERE ARE 2 ADMINISTRATIVE OFFICES, AND THE PROPOSED ADDITION OF 3 ADDITIONAL CLASSROOMS. PER THE CITY OF YANKTON 'EXISTING' ELEMENTARY SCHOOL SITE SHALL PROVIDE ONE PARKING STALL, CLASSROOM AND ADMINISTRATIVE OFFICE. INCLUDING THE ADDITION SHOULD BE AT LEAST 32 PARKING SPACES ON SITE FOR AN EXISTING PARKING STALL. THERE ARE A TOTAL OF 64 EXISTING PARKING SPACES (INCLUDING 3 ADA PARKING STALLS).



VACATED CEDAR STREET