

STAFF REPORT

January 25, 2001

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**UOR #00UR042 - Use on Review to allow park improvements at Roosevelt Park**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>UOR #00UR042 - Use on Review to allow park improvements at Roosevelt Park</b>
LEGAL DESCRIPTION	Tract 27 and Tract 27B of Rapid City Greenway Tracts, Section 31, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 Acres
LOCATION	Roosevelt Park
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District - General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Use on Review to allow park improvements at Roosevelt Park be approved with the following stipulations:

Rapid City Air Quality Division:

1. Any surface disturbance of one acre or more will first require an Air Quality Permit;

Engineering Division Recommendations:

2. Prior to issuance of building permits or prior to development occurring on this site, geotechnical information shall be provided substantiating that the soils can support the proposed uses;
3. Prior to issuance of building permits or prior to development occurring on this site, a floodplain development permit shall be received for all applicable improvements;
4. Prior to issuance of building permits or prior to development occurring on this site, complete engineering plans shall be submitted for review and approval;

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Fire Department Recommendations:

5. Prior to implementation of specific improvements set forth in the master plan, the Fire Department shall have reviewed and approved of the plans to ensure that adequate emergency vehicle access is being provided;
6. Fire hydrants shall be installed at the corner of E. St. Louis Street and Herman Street and at the corner of E. Chicago Street and Herman Street
7. Prior to issuance of a building permits for either the multi-use building or indoor ice building, a site plan shall be provide identifying the location of the on-site fire hydrants for review and approval;

Urban Planning Division Recommendations:

8. All requirements of the Americans with Disabilities Act (including off-street parking requirements) shall be met;
9. That the minimum front yard setback for all structures in the Park Forest Zoning District shall be thirty-five feet (35');
10. No structure shall be allowed in the Rapid Creek 100-year floodway. This shall include all picnic table and benches or any temporary structures; and,
11. Prior to any construction, the proposed vacation of Herman Street shall be approved.

GENERAL COMMENTS: The City of Rapid City Public Works Department has submitted this Use on Review request for various future park improvements at Roosevelt Park. These park improvements are proposed as part of the "Roosevelt Park Master Plan" - a master plan for the redevelopment of Roosevelt Park that was developed by Designworks under contract with the City.

The major components of the master plan are as follows:

- Replacement of the existing Roosevelt Park tank swimming pool with a new leisure water pool;
- Construction of multi-use complex to include indoor pool, indoor ice rink, and multi-use gymnasium;
- Relocation of two basketball courts;
- Construction of new parking lots on the east side of the park;
- Vacation of Herman Street between E. New York Street and E. Chicago Street;
- Construction of a new parking lot along East St. Louis Street and Herman Street;
- Relocation and construction of the Roosevelt Pond to include a larger open water area and wetland area;
- Construction of new restroom pavilion; and,

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- An outdoor amphitheater.

The Public Works Department has held several public meetings to receive comment on the proposed master plan. Based on the comments that have been received, the Public Works Department has decided to make some revisions to the Master Plan. The site plan that is being presented to the Planning Commission has the correction based on comments from the public, Staff, and the City Council.

STAFF REVIEW: Staff has reviewed this request and has noted the following considerations:

Fire Department Access: The Fire Department has indicated that they will need to review emergency vehicle access upon development of specific improvements proposed in the master plan. The Fire Department has noted the need for additional fire hydrants. Fire hydrants will need to be installed at the corner of E. St. Louis Street and Herman Street and at the corner of E. Chicago Street and Herman Street. For the new structures to be proposed on the eastern portion of the property including indoor rink and multi-use facility, the fire flow anticipated for the largest structure could range from 3500 gpm for a Type V-1hr building or 4250 gpm for a Type II N building. This will require a total of four fire hydrants in the area as defined by Uniform Fire Code. If the buildings are sprinkled then the fire flow is reduced by 50% and requires only one hydrant for each structure within 250 feet of the primary access to the building.

Geotechnical Information: The location of the pool, multi-use building and the indoor ice rink will require extensive grading. Therefore, the Engineering Division has noted that appropriate geotechnical information must be provided as part of each improvement proposed in the Use on Review. This information is needed to ensure that the soil conditions can adequately support the proposed uses.

Floodplain/Floodway Issues: Some of this property is located within the floodplain and floodway along Rapid Creek. Therefore, the appropriate Floodplain Development Permits must be received prior to development occurring. Staff would like to note that no structure shall be located in the Floodway which includes and temporary structure or picnic tables or benches.

Staff has noted that there has been extensive public input regarding this master plan already. The plan was developed under the guidance of a twenty-member committee representing varying sports and interest groups. In addition, both the City's Parks and Recreation Subcommittee and the Rapid City Council Informational committee have been provided public presentations of the plan. Most comments have been very positive with many people wanting the City to implement the plan. The certified mailing has been completed and signs posted on the property. Staff has received two inquiries as a result of this mailing. Both inquiries were positive and hope the improvements will occur.